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September 3, 2019 SAP-02

Mr. Greg Perrin, DAHA, LLC
c/o American Standard Concrete Pumping Hawaii, Inc.
94-400 Koaki Street
Waipahu, HI 96797

Subject: Biological Resources Letter Report for the Perrin Ranch Winery Project
(Record ID: PDS2016-AD-16-023; APN 276-101-14)

Dear Mr. Perrin:

At the request of DAHA, LLC (Applicant) and the County of San Diego Planning & Development Services (County), HELIX Environmental Planning, Inc. (HELIX) has completed this biological resources letter report for the Perrin Ranch Winery Project (project), which is proposed in the unincorporated community of Ramona in San Diego County, California. The project would generally consist of the construction of a winery, tasting room, storage building, and associated parking and stormwater detention facilities on a parcel that already supports an active vineyard.

The purpose of this report is to document the existing biological conditions within the study area and provide an analysis of potential impacts to sensitive biological resources with respect to local, state, and federal policy. This report provides the biological resources technical documentation necessary for review under the California Environmental Quality Act (CEQA) by the County and other responsible agencies for the project.

Figures and other supporting information are provided as enclosures attached to this letter report.

SUMMARY

The proposed project is a winery, including a winery building, wine tasting room, storage building, and associated parking and stormwater detention facilities. The 21.69-acre project site/Administrative Permit area, a subset of APN 276-101-14, is located along Highland Valley Road northwest of Ramona. The project site supports 0.89 acre of non-vegetated channel/seasonal ponds, 1.5 acres of coast live oak woodland, 0.3 acre of Diegan coastal sage scrub - disturbed, 2.2 acres of disturbed habitat, 15.5 acres of orchards and vineyards, and 1.3 acres of developed land. One individual plant and one bird species that are considered sensitive, Engelmann oak (*Quercus engelmannii*) and oak titmouse (*Baeolophus*

inornatus), were observed on site. One other sensitive plant species and nine sensitive animal species have a high potential to occur on site. An ephemeral drainage channel that traverses the site will remain in place and will not be impacted by the project, except for potential access improvements that could impact up to 0.02 acre. The channel and man-made seasonal ponds along it are not a County Resource Protection Ordinance (RPO) wetland. The project site is located within the adopted Multiple Species Conservation Program (MSCP) and is consistent with MSCP requirements.

The project has significant impacts to 0.6 acre of coast live oak woodland (including impacts to oak root protection zone) and 0.02 acre of non-vegetated channel/seasonal ponds (potential non-wetland waters of the U.S./State and CDFW unvegetated streambed). The project has potential for impacts to nesting migratory birds or raptors if the project were to grade or clear during the breeding season. The project will mitigate for coast live oak woodland impacts within the MSCP subarea at a 1:1 ratio with Tier I habitat. The project proposes breeding season avoidance measures in order to prevent any impact to raptors and nesting birds for any future grading or construction work. Finally, impacts to jurisdictional waters would be addressed by obtaining any required permits from the agencies with jurisdiction and providing mitigation as required by those permits. The project would have no other significant impacts, and no other mitigation would be required.

INTRODUCTION, PROJECT DESCRIPTION, LOCATION, SETTING

Project Description

The project would establish a new 120,000-gallon-per-year winery located at 16138 Highland Valley Rd. The winery will consist of an approximately 25,000-square-foot (s.f.) production facility including 12 units of vineyard worker housing and a 5,000-s.f. partially covered crush pad, an approximately 12,000-s.f. hospitality building, and an approximately 1,500-s.f. vineyard storage building. The hospitality building will include a tasting room, event space, private tasting lounge, retail sales, and offices. The production facility will include storage and laboratory spaces.

Tasting and marketing events will occur at the production, hospitality, and storage buildings as described below. Daily hours of operation will be 7 a.m. to 6 p.m. for employees, seven days a week. Hours of operation for non-employees will be from 10 a.m. to 6 p.m., seven days a week. Hospitality activities will occur in the production and hospitality buildings, associated patios, and in the southern portion of the site in the area previously developed with flagstone patios, walkways, fire ring, and barbecue. The administrative permit area is fenced to keep guests and employees within the project boundaries and out of the avoided natural habitat in the northern part of the parcel.

The winery grounds will be improved with water efficient landscaping around the buildings. Fuel modification will consist of two 50-foot zones totaling 100 feet surrounding the production and hospitality buildings. Civil improvements will include widening of the existing driveway per County requirements, public water system supplied by the Ramona Water District, and development of a wastewater disposal system to accommodate domestic and process wastewaters associated with Facility operations.

A total of 26 parking spaces, including two electric vehicle charging stations and four ADA compliant spaces, as well as four bicycle parking spaces, will be developed in accordance with applicable design requirements. Improvements to the two access points from Highland Valley Road to the site will be made as required. A new left-turn lane is not anticipated based on an analysis of proposed winery operations.

Location

The project site is generally located east of Interstate (I-) 15, south of State Route (SR) 78, and north of SR 67, in the Ramona Community Planning Area of unincorporated San Diego County, California (Figure 1). The site is depicted within Section 10, Township 13S, Range 1W, on the San Pasqual U.S. Geological Survey 7.5-minute topographic quadrangle map (Figure 2). Specifically, the project site is located on the northeast side of Highland Valley Road, east of Starvation Mountain Road (Figure 3). The property is bordered by rural residential homes, cultivated land, and undeveloped land.

Literature Review

Prior to preparing this report, HELIX conducted a search of the California Natural Diversity Database (CNDDB; California Department of Fish and Wildlife [CDFW] 2019a) for information regarding sensitive species known to occur within two miles of the project site, as well as a review of U.S. Fish and Wildlife (USFWS) and SanBIOS sensitive species databases (U.S. Fish and Wildlife [USFWS] 2019, County of San Diego [County] 2019, respectively).

General Biological Survey

A preliminary site visit was conducted by HELIX biologist Beth Ehsan on February 8, 2019, and a general biological survey of the project site was conducted by HELIX biologist Stacy Nigro on February 28, 2019. Vegetation within the project site and a 100-foot buffer was mapped on a 1"=150' scale aerial photo. A minimum mapping unit size of 0.10 acre was used when mapping upland habitat, and 0.01 acre was used when mapping wetland and riparian habitat. The project site was surveyed on foot and with the aid of binoculars. Representative photographs of the site were taken, with select photographs included in this report as Attachment E. Plant and animal species observed or otherwise detected were recorded in field notebooks (Attachments A and B). Animal identifications were made in the field by direct, visual observation or indirectly by detection of calls, burrows, tracks, or scat. Plant identifications were made in the field or in the lab through comparison with photographs and reference documents. The location of special status plant species were mapped. If detected, the locations of special status animal species incidentally observed or otherwise detected would also have been mapped. The project site was examined for evidence of potential jurisdictional waters and wetlands, including vernal pools.

Survey Limitations

Noted animal species were identified by direct observation, vocalizations, or the observance of scat, tracks, or other signs. However, the lists of species identified are not necessarily comprehensive accounts of all species that utilize the project site as species that are nocturnal, secretive, or seasonally restricted may not have been observed. Those species that are of special status and have potential to occur in the project site; however, are still addressed in this report (Attachments C and D).

Basic Wetland Delineation and Jurisdictional Determination

Prior to beginning fieldwork, aerial photographs (1"=40' scale), topographic maps (1"=300' scale), and National Wetlands Inventory maps were reviewed to assist in determining the presence or absence of potential jurisdictional areas in the survey area. The basic wetland delineation was performed on February 28, 2019, concurrent with the general biological survey. The delineation was conducted to identify and map any water and wetland resources potentially subject to U.S. Army Corps of Engineers (USACE) jurisdiction pursuant to Section 404 of the Clean Water Act (CWA; 33 USC 1344), Regional Water Quality Control Board (RWQCB) jurisdiction pursuant to section 401 of the Clean Water Act or State Porter-Cologne Water Quality Control Act, and streambed and riparian habitat potentially subject to CDFW jurisdiction pursuant to Sections 1600 et seq. of the California Fish and Game Code (CFG Code). The delineation was also conducted to determine the presence or absence of County Resource Protection Ordinance (RPO) wetlands. Areas generally characterized by depressions, drainage features, and riparian and wetland vegetation were evaluated.

Waters of the U.S./Waters of the State

Potential USACE/RWQCB-jurisdictional waters of the U.S./State were delineated in accordance with the Wetlands Delineation Manual (Environmental Laboratory 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008a). Mapping of drainage features was performed in the field based on the ordinary high water mark (OHWM) and surface indications of hydrology (USACE 2008b). Areas would be determined to be potential wetland waters of the U.S. if there was a dominance of hydrophytic vegetation, hydric soils, and wetland hydrology indicators. Because no areas were dominated by hydrophytic vegetation, no sampling points were taken. Areas were determined to be potential non-wetland waters of the U.S. if there was evidence of regular surface flow within an OHWM, but the vegetation and/or soils criterion were not met. Areas determined to be non-wetland waters of the U.S. were also determined to be RWQCB-jurisdictional waters of the State.

California Department of Fish and Wildlife Jurisdictional Streambeds

Potential CDFW-jurisdictional streambed and riparian habitat were determined based on the presence of riparian vegetation or regular surface flow. Streambeds within CDFW jurisdiction were delineated based on the definition of streambed as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supporting fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports riparian vegetation" (Title 14, Section 1.72). Potential CDFW jurisdictional unvegetated streambed typically encompasses the top-of-slope to top-of-slope width for ephemeral streams. The basic wetland delineation conducted for this report delineated the centerline of potentially jurisdictional streambeds but not their width. Vegetated streambed would include all riparian shrub or tree canopy extending beyond the banks of streams within the project site, if any.

County Resource Protection Ordinance Wetlands

Areas would be considered County wetlands if they met one of the three following attributes pursuant to the County RPO (County 2011): (1) at least periodically, the land supports a predominance of

hydrophytes (plants whose habitat is water or very wet places); (2) the substratum is predominantly undrained hydric soil; or (3) an ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.

Nomenclature

Nomenclature used in this report generally comes from Holland (1986) and Oberbauer (2008) for vegetation; Baldwin et al. (2012) for plants; Collins and Taggart (2006) for reptiles and amphibians; American Ornithological Society (2018) for birds; and Baker et al. (2003) for mammals. Plant species status is from the California Native Plant Society (CNPS; 2019), CDFW (2019c), and County (2010a). Animal species status is from CDFW (2019b and 2019d) and County (2010a).

REGIONAL CONTEXT

The project site is generally located within the Central Foothills ecoregion of central San Diego County. It occurs within the Ramona Community Planning Area. Generalized climate in the region is regarded as Mediterranean, with warm dry summers and cold moist winters. Mean annual precipitation is approximately 20 inches, and the mean annual temperature is approximately 57 degrees Fahrenheit. The frost-free season is 220 to 340 days.

Important biological resources in the region include the slopes of the San Pasqual Valley to the north of the site, in addition to perennial waters and riparian habitat associated with the San Dieguito River. Santa Maria Creek to the northeast of the site connects to the San Dieguito River, which connects to Lake Hodges to the southwest and to Rancho Guejito to the northeast. The site is located within the adopted MSCP South County Subarea Plan within the Metro-Lakeside-Jamul segment of the plan (County 1997; Figure 4). The proposed project site is not designated as Pre-approved Mitigation Area (PAMA), although PAMA is designated approximately 160 feet northeast of the project site. General land uses in and surrounding the project site include undeveloped land, agriculture, and residential (Figure 2).

Disturbance

The entire site has been disturbed in the past by human activities, which have resulted in the site now supporting primarily vineyard and orchard. Historical aerial photographs show the site being used first as an orchard and then as a vineyard/orchard since at least 1994. The non-vegetated channel and ponds appear to be part of a natural system, but one that has been extensively altered by channelization, dredging, maintenance, culverts, and man-made spillways and artificial waterfalls that act as dams to create man-made seasonal ponds. The area surrounding the man-made seasonal ponds was developed with flagstone patios, seating areas, stairs, a fire pit, a barbecue, and picnic tables that were built by a previous owner as part of a proposed housing development that was never built. Some of the seasonal ponds on site were also excavated, lined with shotcrete, and used as sediment basins collecting agricultural runoff and sediment from the site, with the collected sediment being removed on a regular basis. The amount of runoff and sediment entering the ponds has decreased with the transition from orchard to vineyard, resulting reduction in irrigation.

Topography and Soils

Elevation in the project site ranges from approximately 1,145 to 1,240 feet above mean sea level. The project site occurs on rolling hills, with the high point near the northern project boundary and a smaller hilltop near the southern boundary along Highland Valley Road. The drainage course flows from east to west between the two peaks. Two soil types have been mapped in the project site (Natural Resource Conservation Service [NRCS] 2019): Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded and Vista rocky coarse sandy loam, 15 to 30 percent slopes (Figure 5). Neither of the named soils mapped in the project site are listed as hydric (NRCS 2019).

HABITATS/VEGETATION COMMUNITIES

Six vegetation communities/habitat types occur in the project site, as presented in Table 1 and shown on Figure 5. The numeric codes in parentheses following each community/habitat type name are from the Holland classification system (Holland 1986) and as added to by Oberbauer (2008), as presented in the County's Biology Guidelines (County 2010a). The communities/ habitat types are presented in Table 1 in order by Holland code.

Table 1
VEGETATION COMMUNITIES/HABITAT TYPES

Vegetation Community/Habitat Type	On Site (Acres)*
Disturbed Habitat (11300)	2.2
Developed (12000)	1.3
Orchards and Vineyards (18100)	15.5
Diegan Coastal Sage Scrub - Disturbed (32500)	0.3
Non-vegetated Channel/Seasonal Ponds (64200/64100)	0.89
Coast Live Oak Woodland (71160)	1.5
TOTAL	**21.69**

* Upland habitat acreages are rounded to the nearest tenth. Channel/pond acreage is rounded to the nearest hundredth. Totals reflect rounding.

Disturbed Habitat

Disturbed habitat includes land cleared of vegetation (e.g., dirt roads), land containing a preponderance of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance (previously cleared or abandoned landscaping), or land showing signs of past or present human or animal usage that removes any capability of providing viable habitat. Disturbed habitat on site consists of dirt roads and disturbed areas with annual grasses and non-native species. Disturbed habitat covers approximately 2.2 acres of the site.

Developed

Developed land includes areas that have been constructed upon or otherwise covered with a permanent, unnatural surface and may include, for example, structures, pavement, irrigated

landscaping, or hardscape to the extent that no natural land is evident. These areas no longer support native or naturalized vegetation (County 2010b). Developed land on site consists of ornamental landscaping, hardscape, and paved roads and covers approximately 1.3 acres of the site.

Orchards and Vineyards

The majority of the site is characterized by active agriculture of avocado groves (Persea americana) and grape vineyards (Vitus sp.). Orchards and vineyards cover approximately 15.5 acres of the site.

Diegan Coastal Sage Scrub–Disturbed

Diegan coastal sage scrub may be dominated by a variety of species depending upon soil type, slope, and aspect. Typical species found within Diegan coastal sage scrub include California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum* ssp. *fasciculatum*), laurel sumac (*Malosma laurina)*, and black sage (*Salvia mellifera*). Disturbed Diegan coastal sage scrub occurs in two patches in the southern part of the site. Diegan coastal sage scrub also occurs within 100 feet of the site, to the north and south. This vegetation community on site is open and disturbed, characterized by California sagebrush, California buckwheat, laurel sumac, and a substantial proportion of non-native species such as short-pod mustard (*Hirschfeldia incana*). Disturbed Diegan coastal sage scrub covers approximately 0.3 acre of the site.

Non-vegetated Channel/Seasonal Ponds

The channel and man-made seasonal ponds traversing the southern side of the site are largely unvegetated. The channel is naturally an ephemeral drainage channel that only conveys flows during and shortly after significant rainstorms. The channel has been modified by digging out ponds separated by rock walls and concrete road crossings/spillways, and the easternmost pond (pond 1 on Figures 6 and 7) is lined with shotcrete. The ponds have been used to collect agricultural runoff and sediment from the previous avocado orchard and the current vineyard operation, and the collected sediment is periodically removed. Where present, vegetation is dominated by non-native grasses including oats (*Avena* sp.) and foxtail chess (*Bromus madritensis*), with a smattering of other non-native, native, and ornamental species. There are pipes under the concrete spillways that can be opened if desired to allow water flow. Non-vegetated channel/seasonal ponds cover approximately 0.89 acre of the site.

Coast Live Oak Woodland

Coast live oak woodland is an open to dense evergreen woodland or forest community, dominated by coast live oak (*Quercus agrifolia*) that may reach a height of 35 to 80 feet. The shrub layer typically consists of toyon (*Heteromeles arbutifolia*), Mexican elderberry (*Sambucus mexicana*), spreading snowberry (*Symphoricarpos mollis*), fuchsia-flowered gooseberry (*Ribes speciosum*), and poison oak (*Toxicodendron diversilobum*). A dense herbaceous understory is generally dominated by miner's lettuce (*Claytonia perfoliata* var. *perfoliata*) and chickweed (*Stellaria media*). This vegetation community is located along the channel in the southern portion of the site and is dominated by coast live oak; the understory is a mixture of non-native and native species including non-native grasses, castor bean (*Ricinus communis*), and miner's lettuce. Coast live oak woodland occupies approximately

1.5 acres on site. A 50-foot oak root protection zone is mapped surrounding the drip line of the coast live oak woodland on Figures 6 and 7.

Flora

HELIX identified a total of 67 plant species the project site, excluding developed areas, of which 34 (51 percent) are non-native species (Attachment A).

Fauna

A total of 20 animal species were observed or otherwise detected in the project site during the biological survey, including two invertebrates, one amphibian, one reptile, 15 bird species, and one mammal (Attachment B).

Sensitive Vegetation Communities/Habitat Types

Sensitive vegetation communities/habitat types are defined as land that supports unique vegetation communities or the habitats of rare or endangered species or subspecies of animals or plants as defined by Section 15380 of the State CEQA Guidelines. Non-vegetated channel/seasonal ponds, coast live oak woodland, and Diegan coastal sage scrub – disturbed are the sensitive vegetation communities/habitat types present in significant quantities on the project site and impact area.

SPECIAL STATUS SPECIES

Special Status Plant Species

Special status plant species have been afforded special status and/or recognition by the USFWS, CDFW, and/or the County and may also be included in the CNPS' Inventory of Rare and Endangered Plants. Their status is often based on one or more of three distributional attributes: geographic range, habitat specificity, and/or population size. A species that exhibits a small or restricted geographic range (such as those endemic to the region) is geographically rare. A species may be more or less abundant but occur only in very specific habitats. Lastly, a species may be widespread but exists naturally in small populations.

One special status plant species was observed in the project site, and one other special status plant species is considered to have a high potential to occur within the project site (Attachment C). Special status plant species observed or with high potential to occur are discussed below.

Engelmann oak (*Quercus engelmannii*)
Status: --/--, California Rare Plant Rank 4.2, County List D
Distribution: Cismontane foothills of southern California (primarily from the Santa Ana. Mountains to Baja California, Mexico) within an upper elevation limit of approximately 4,200 feet.
Habitat(s): Oak woodland and riparian woodland. Larger oaks sometimes occurs in vast savannah grasslands. In foothills, may also occur as a shrubby element within the chaparral.
Status on site: One individual was observed within the vineyard along the stream channel within the project site.

Delicate (Campo) clarkia (*Clarkia delicata*)
Listing: --/--; CNPS List 1B.2; County List A
Distribution: San Diego County; Baja California, Mexico
Habitat: Shaded areas or the periphery of oak woodlands and cismontane chaparral
Status on site: Not observed on site. Suitable habitat occurs on site, and the species has been recorded within two miles of the site. Suitable habitat on site is already subject to ongoing disturbance as part of the existing vineyard, which would not change with the proposed project.

Special Status Animal Species

Special status animal species include those that have been afforded special status and/or recognition by the USFWS, CDFW, and/or the County. In general, the principal reason an individual taxon (species or subspecies) is given such recognition is the documented or perceived decline or limitations of its population size or geographical extent and/or distribution, resulting in most cases from habitat loss.

One special status animal species was observed in the project site. Nine special status animal species have a high potential to occur within the project site (Attachment D). Special status animal species observed or with high potential to occur are discussed below.

Oak titmouse (*Baeolophus inornatus*)
Status: BCC/--
Distribution: California, southern Oregon, and Baja California.
Habitat(s): Occurs on dry slopes in association with oak trees. Also lives in areas of open pine or mixed oak-pine forest.
Status on site: Observed on site during the February 2019 general biology survey.

Cooper's hawk (*Accipiter cooperii*)
Status: --/WL; MSCP Covered; County Group 1
Distribution: Occurs year-round throughout San Diego County's coastal slope where stands of trees are present
Habitat(s): Oak groves, mature riparian woodlands, and eucalyptus stands or other mature forests
Status on site: Not observed on site. Suitable coast live oak woodland habitat occurs on site, and the species has been recorded within two miles of the site.

Orange-throated whiptail (*Aspidoscelis hyperythra*)
Status: --/SSC, MSCP Covered, County Group 2
Distribution: Southern Orange County and southern San Bernardino County, south through Baja California
Habitat: Coastal sage scrub, chaparral, edges of riparian woodlands, and washes. Also found in weedy, disturbed areas adjacent to these habitats. Important habitat requirements include open, sunny areas, shaded areas, and abundant insect prey base, particularly termites (Reticulitermes sp.).
Status on site: Not observed on site. Suitable habitat occurs on site, although limited, and the species has been recorded within two miles of the site.

Red-shouldered hawk (*Buteo lineatus*)
Status: --/--; County Group 1
Distribution: In San Diego County, observed throughout coastal slope
Habitat(s): Riparian woodland, oak woodland, orchards, eucalyptus groves, or other areas with tall trees
Status on site: Not observed on site. Suitable oak woodland habitat is present on site, although limited, and the site occurs within the species' range.

Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*)
Listing: --/SSC; County Group 2
Distribution: Los Angeles County and southern San Bernardino County south into west-central Baja California, Mexico.
Habitat: Open areas of coastal sage scrub and weedy growth, often on sandy substrates.
Status on site: Not observed on site. Suitable habitat occurs on site (coastal sage scrub and disturbed habitat). Nearest recorded species location is approximately two miles north of the site at the San Diego Zoo Safari Park.

Red diamond rattlesnake (*Crotalus ruber*)
Status: -/SSC, County Group 2
Distribution: Extreme southeastern Los Angeles County (Diamond Bar) into southern San Bernardino County, and south into southern Baja California, Mexico.
Habitat: Found in chaparral, coastal sage scrub, along creek banks, particularly among rock outcrops or piles of debris with a supply of burrowing rodents for prey.
Status on site: Not observed on site. Suitable habitat occurs on site, and the species has been recorded within two miles of the site.

Western red bat (*Lasiurus blossevillii*)
Listing: --/SSC; County Group 2
Distribution: Western California south to Mexico
Habitat: Day roosts are commonly in edge habitats adjacent to streams or open fields, in orchards, and sometimes in urban areas. Possible association with intact riparian habitat (particularly willows, cottonwoods, oaks, walnuts, and sycamores).
Status on site: Not observed on site. Suitable habitat occurs on site, and site is within the species' known range.

Coast horned lizard (*Phrynosoma blainvillii*)
Status: --/SSC, MSCP Covered, County Group 2
Distribution: Northern California though coastal southern California into northern Baja California
Habitat: Coastal sage scrub and open areas in chaparral, oak woodlands, and coniferous forests with sufficient basking sites, adequate scrub cover, and areas of loose soil; require native ants, especially harvester ants (*Pogonomyrmex* sp.), and are generally excluded from areas invaded by Argentine ants (*Linepithema humile*)
Status on site: Not observed on site. Suitable habitat occurs on site, and the species has been recorded within two miles of the site.

Coronado skink (*Plestiodon skiltonianus interparietalis*)
Status: -/WL, County Group 2
Distribution: Southwestern California from Los Angeles County south into northwestern Baja California, Mexico; also occurs on several islands off the Pacific coast including Los Coronados Islands
Habitat: Grasslands, coastal sage scrub, open chaparral, oak woodland, and coniferous forests, usually under rocks, leaf litter, logs, debris, or in the shallow burrows it digs (Zeiner et al. 1988)
Status on site: Not observed on site. Suitable habitat occurs on site, and the site occurs within the species' range.

Western bluebird (*Sialia mexicana*)
Status: --/--; County Group 2
Distribution: Occurs throughout much of San Diego County, but concentrated in foothills and mountains
Habitat(s): Montane coniferous and oak woodlands
Status on site: Not observed on site. Suitable habitat occurs on site, and the site occurs within the species' range.

One other special status animal species is discussed below, although it is not expected to occur on site.

Golden eagle (*Aquila chrysaetos*)
Status: BCC, BGEPA/WL, Fully Protected; County Group 1; MSCP Rare, NE
Distribution: In San Diego County, has the largest territory and lowest population density of any bird (Unitt 2004). Scattered throughout undeveloped San Diego County year-round.
Habitat(s): Nesting occurs on cliff ledges or in trees on steep slopes, with foraging occurring primarily in grassland and sage scrub. Not usually observed near development.
Status on site: There is a golden eagle nest located on the steep granitic cliffs in Bandy Canyon approximately 3,000 feet east from the northeast corner of the project site. However, the project site contains operational vineyard and avocado orchard. Vineyards and orchards are not compatible with golden eagle usage according to the San Diego County Bird Atlas (Unitt 2004), which states, "Other factors affecting the eagle are human disturbance, especially rock climbing on nesting cliffs, but also shooting... and agriculture (avocado orchards planted near nest sites)." The property is also located in the opposite direction from the Ramona grasslands where the golden eagles are anticipated to forage. There are no suitable nest sites on site, such as rocky cliff faces or tall trees on steep slopes. The site is not suitable for golden eagle foraging because the existing vineyard operation includes regular human presence and management and because the grapevines grow on wires, which would make it difficult for a large raptor to reach and take off from the ground. For the above listed reasons, the project site does not provide suitable nesting or foraging habitat for the golden eagle.

Nesting Birds

The coast live oak woodland and portions of the developed habitat within the project site contain trees and other vegetation that could provide suitable nesting habitat for bird species.

Raptor Foraging

The County (2010b) defines raptor foraging habitat as, "Land that is a minimum of 5 acres (not limited to project boundaries) of fallow or open areas with any evidence of foraging potential (i.e., burrows, raptor nests, etc.)." The project site does not contain non-native grassland or other open areas that qualify as raptor foraging habitat.

JURISDICTIONAL WETLANDS AND WATERWAYS

An ephemeral drainage traverses the southern portion of the site (Figure 6). The drainage enters the east side of the site as a roadside ditch that leads to two culverts underneath the eastern driveway to the site. The water then enters a series of four man-made seasonal ponds separated by rock walls and concrete road crossings/spillways, as shown in Attachment E. The four ponds on site are labelled 1 through 4 on Figure 6, with a fifth pond occurring off site to the northwest and further downstream.

The ponds have been used to collect agricultural runoff and sediment from the previous avocado orchard and the current vineyard operation, and the collected sediment is periodically removed. There are pipes under the concrete spillways that can be opened if desired to allow water flow. The ponds hold water to the maximum level approximately mapped on Figure 6, but only in the springtime and in rainy years; at other times the amount of water is apparently much less or completely dry, based on review of aerial imagery from various years. Although seasonal, they are not vernal pools because they are man-made, they convey flow along a linear drainage rather than collecting and holding water from the immediately surrounding area, and they do not have a clay or hardpan substrate that blocks water from infiltrating into the soil.

The ponds support non-native herbaceous vegetation during the summer and fall, and are not dominated by hydrophytic vegetation. Where present, vegetation is dominated by upland non-native grasses including oats (*Avena* sp.) and foxtail chess (*Bromus madritensis*), with a smattering of other non-native, native, and ornamental species. While a few hydrophytic plants were present in the area of the ponds, they were observed only in small areas and were not dominant. The survey was conducted shortly after a rain event and there was water in the ponds, but given the underlying sandy loam soils and lack of hydrophytic vegetation, it is evident that water infiltrates the ground fairly quickly. The mapped soil types in the area, Vista rocky coarse sandy loam, is not a clay soil that would cause water to pool at the surface, and the drainage doesn't flow often enough to keep the soil inundated long enough to create hydric soil conditions.

At the end of pond 4, the drainage flows over a man-made waterfall and through an ephemeral drainage that flows through a culvert under the off-site western driveway and through a fifth small seasonal pond, and then into a rock-lined roadside ditch that flows past a large spring-fed pond on the adjacent property to the west. Past the pond, the drainage appears to turn and flow northeast down to Bandy Canyon where it joins the San Pasqual Valley and the San Dieguito River.

Because no dominance of hydrophytic vegetation is present and the inundation period is not sufficient to develop hydric soils, the ponds and drainage do not support wetland conditions and therefore would not be considered a wetland water of the U.S./State. However, the drainage is considered potential non-

wetland waters of the U.S./State under USACE and RWQCB jurisdiction and could fall under CDFW jurisdiction based on the definition of streambed as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supporting fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports riparian vegetation" (Title 14, Section 1.72). The drainage does not support CDFW-jurisdictional riparian vegetation and would be considered an unvegetated streambed.

Resource Protection Ordinance Wetlands

There are no areas within the project site that meet the criteria to be considered County RPO wetlands. The RPO defines wetlands as lands having one or more of the following attributes: (1) At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places); (2) The substratum is predominantly undrained hydric soil; or (3) An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system (County 2011).

As stated above, the drainage and ponds on site do not support a predominance of hydrophytes, are not inundated for long enough periods to develop predominantly undrained hydric soil, and do not have a predominately non-soil substrate. In addition, the ponds themselves are a result of human alterations to channelize and impound both natural ephemeral water flows and agricultural runoff as part of the decades of agricultural uses on the property, and would not exist without these activities. Therefore, RPO wetlands do not occur on site. In addition, no vernal pools occur on site. The soil conditions on site do not support pool formation, the site topography lacks flat areas with suitable depressions, no vernal pool indicator species were observed on site, and the seasonal pools on site are all man-made and occur along a flowing drainage course.

OTHER UNIQUE FEATURES/RESOURCES

Habitat Connectivity and Wildlife Corridors

Wildlife corridors connect otherwise isolated pieces of habitat and allow movement or dispersal of plants and animals. Local wildlife corridors allow access to resources such as food, water, and shelter within the framework of their daily routine. Regional corridors provide these functions over a larger scale and link two or more large habitat areas, allowing the dispersal of organisms and the consequent mixing of genes between populations. A corridor is a specific route that is used for the movement and migration of species, and may be different from a linkage in that it represents a smaller or narrower avenue for movement. A linkage is an area of land that supports or contributes to the long-term movement of animals and genetic exchange by providing live-in habitat that connects to other habitat areas. Many linkages occur as stepping-stone linkages that are made up of a fragmented archipelago arrangement of habitat over a linear distance.

The project site is surrounded by agricultural and residential development. Although a drainage flows through the site, the site is fenced on all sides such that medium and large mammals would be impeded from traveling unobstructed through the drainage or the site. Birds and smaller terrestrial and amphibious species could move relatively unobstructed through the drainage and site. The closest east-

west corridor would be San Pasqual Valley north of the site, and north-south wildlife movement would likely follow Bandy Canyon/Santa Maria Creek east of the site.

Topography, setting, soils, and raptor foraging are discussed elsewhere in this report. The project site does not include any hill-topping habitat, known roost sites, or rock outcroppings.

SIGNIFICANCE OF PROJECT IMPACTS AND PROPOSED MITIGATION

Applicable Regulations

Biological resources in the project site are subject to regulatory review by federal, state, and local agencies. Under CEQA, impacts associated with a proposed project or program are assessed with regard to significance criteria determined by the CEQA Lead Agency (in this case, the County) pursuant to CEQA Guidelines. Biological resources-related laws and regulations that apply to the proposed project include Migratory Bird Treaty Act (MBTA), CWA, CEQA, and CFG Code.

The County is the lead agency for the CEQA environmental review process in accordance with state law and local ordinances. During CEQA review, the County will be responsible for reviewing project issues per the Guidelines for Determining Significance for Biological Resources (County 2010a), the MSCP Subarea Plan (County 1997), the Biological Mitigation Ordinance (BMO), and RPO. The USACE is responsible for reviewing issues related to waters of the U.S. The RWQCB is responsible for reviewing issues related to waters of the State pursuant to the CWA. The State Porter-Cologne Water Quality Control Act would not apply as there are no isolated waters of the State in the study area. The CDFW is responsible for reviewing issues related to riparian habitat and streambeds, nesting birds, and raptors pursuant to CFG Code.

Federal Government

Migratory Bird Treaty Act

All migratory bird species that are native to the United States or its territories are protected under the federal MBTA, as amended under the Migratory Bird Treaty Reform Act of 2004 (FR Doc. 05-5127). The MBTA is generally protective of migratory birds but does not actually stipulate the type of protection required. In common practice, the MBTA is now used to place restrictions on disturbance of active bird nests during the nesting season (generally February 1 to August 31). In addition, the USFWS commonly places restrictions on disturbances allowed near active raptor nests.

Clean Water Act

Federal wetland regulation in non-tidal (non-marine) settings is guided by the CWA. The purpose of the CWA is to restore and maintain the chemical, physical, and biological integrity of all waters of the U.S. Permitting for projects filling waters of the U.S. is overseen by the USACE under Section 404 of the CWA. Most development projects are permitted using Individual Permit or Nationwide Permit instruments.

State of California

California Environmental Quality Act

Primary environmental legislation in California is found in CEQA and its implementing guidelines (State CEQA Guidelines), which require that projects with potential adverse effects (or impacts) on the environment undergo environmental review. Adverse environmental impacts are typically mitigated as a result of the environmental review process in accordance with existing laws and regulations.

California Fish and Game Code

The CFG Code provides specific protection and listing for several types of biological resources. Section 1600 of CFG Code requires a Streambed Alteration Agreement (SAA) for any activity that would alter the flow, change, or use any material from the bed, channel, or bank of any perennial, intermittent, or ephemeral river, stream, and/or lake. Typical activities that require an SAA include excavation or fill placed within a channel, vegetation clearing, structures for diversion of water, installation of culverts and bridge supports, cofferdams for construction dewatering, and bank reinforcement. Notification is required prior to any such activities.

Pursuant to CFG Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Raptors and owls and their active nests are protected by CFG Code Section 3503.5, which states that it is unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird unless authorized by the CDFW. Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the MBTA. These regulations could require that construction activities (particularly vegetation removal or construction near nests) be reduced or eliminated during critical phases of the nesting cycle unless surveys by a qualified biologist demonstrate that nests, eggs, or nesting birds will not be disturbed, subject to approval by CDFW and/or USFWS.

County of San Diego

Multiple Species Conservation Program

The California Natural Communities Conservation Planning (NCCP) Act of 1991 (Section 2835) allows the CDFW to authorize take of species covered by plans in agreement with NCCP guidelines. A Natural Communities Conservation Program initiated by the State of California focuses on conserving coastal sage scrub, and in concert with the USFWS and the federal ESA, is intended to avoid the need for future federal and state listing of coastal sage scrub dependent species.

The San Diego MSCP Plan for the southwestern portion of San Diego County was approved in August 1998 and covers 85 species (County 1998). The City of San Diego, portions of the unincorporated County, and 10 additional city jurisdictions make up the San Diego MSCP Plan area. It is a comprehensive, long-term habitat conservation plan that addresses the needs of multiple species by identifying key areas for preservation as open space in order to link core biological areas into a regional wildlife preserve.

County MSCP Subarea Plan

The County MSCP Subarea Plan (County 1997) implements the MSCP within the unincorporated areas under County jurisdiction. It was adopted by the Board of Supervisors in March 1998. The County Subarea Plan is divided into three Segments: Lake Hodges, Metropolitan-Lakeside-Jamul, and South County. The Plan addresses areas authorized for take and planned for conservation, including portions of the South County Segment that are conserved subject to agreements with the Wildlife Agencies. Take of covered species and their habitat is authorized for projects that satisfy the requirements of the County's BMO.

The project site is located within the Metro-Lakeside-Jamul Segment of the County's MSCP Subarea Plan (Figure 4). The boundary between the adopted MSCP Subarea Plan and the North County Draft MSCP is located immediately south of the project site, and the land south of the project site is not designated as PAMA according to the draft plan (County 2009). The project site occurs within Unincorporated Land within the Metro-Lakeside-Jamul Segment. The nearest PAMA is designated approximately 160 feet northeast of the project site. The site is shown as having Low and Moderate habitat value on the County's Habitat Evaluation Map from the BMO.

Biological Mitigation Ordinance

The BMO is the ordinance by which the County implements the County MSCP Subarea Plan at the project level within the unincorporated area to attain the goals set forth in the County MSCP Subarea Plan. The BMO contains design criteria and mitigation standards that, when applied to projects requiring discretionary permits, protect habitats and species and ensure that a project does not preclude the viability of the MSCP Preserve System. In this way, the BMO promotes the preservation of lands that contribute to contiguous habitat core areas or linkages.

The BMO sets mitigation ratios depending on whether the impacts and mitigation occur inside or outside of a Biological Resource Core Area (BRCA). The project site does not qualify as a BRCA, as defined in BMO section 86.506, because it is not designated as PAMA, is not located in an area of habitat that supports sensitive species and is adjacent to preserved land within PAMA, is not part of a regional linkage or corridor, is not shown on the Habitat Evaluation Map as Very High or High, is not within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat, does not contain a high number of sensitive species, and does not contain soil derived from geologic formations which are known to support sensitive species.

Resource Protection Ordinance

The County regulates sensitive biological habitats (among other resources) via the RPO (County 2011), the regulations of which cover wetlands, wetland buffers, and sensitive habitat lands. No wetlands or wetland buffers were present in the project site, as discussed above.

Sensitive Habitat Lands are defined by the RPO as:

- Land which supports unique vegetation communities, or the habitats of rare or endangered species or sub-species of animals or plants as defined by Section 15380 of the State CEQA

Guidelines (14 Cal. Admin. Code Section 15000 *et seq*.), including the area which is necessary to support a viable population of any of the above species in perpetuity, or which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor.

- "Unique vegetation community" refers to associations of plant species which are rare or substantially depleted. These may contain rare or endangered species, but other species may be included because they are unusual or limited due to a number of factors, for example: (a) they are only found in the San Diego region; (b) they are a local representative of a species or association of species not generally found in San Diego County; or (c) they are outstanding examples of the community type as identified by the CDFW listing of community associations.

No portions of the project site would qualify as Sensitive Habitat Lands because the site does not support unique vegetation communities or the habitats of rare or endangered species, is not critical to the proper functioning of a balanced natural ecosystem, and does not serve as a functioning wildlife corridor.

Analysis of Project Effects

Issue 1 – Special Status Species

Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the USFWS or CDFW?

Effects Found Not to be Significant

The project would not result in significant impacts under the following guidelines:

A. The project would not impact one or more individuals of a species listed as federally or state endangered or threatened.

No federally or state endangered or threatened species are known or expected to occur within the project site (Attachment C and D). The project would have no impact on federally or state endangered or threatened species.

B. The project would not impact an on-site population of a County List A or B plant species, or a County Group 1 animal species, or a species listed as a state Species of Special Concern.

No County List A or B plant species or Group 1 animal species are known to occur on site. One County List A plant species, Delicate clarkia, has suitable habitat on site; however, suitable habitat on site is already subject to ongoing disturbance as part of the existing vineyard operation. The site has potential to support seven Group 1 and/or state Species of Special Concern: Cooper's hawk (Group 1), orange-throated whiptail (SSC, Group 2), red-shouldered hawk (SSC, Group 2), northwestern San Diego pocket mouse (SSC, Group 2), red diamond

rattlesnake (SSC, Group 2), western red bat (SSC, Group 2), coast horned lizard (SSC, Group 2). If present, these plant and animal species would primarily occur within the coast live oak woodland along the drainage course in the southern part of the site, and not the disturbed, orchard, and vineyard areas targeted for development. Therefore, the project would not significantly impact an on-site population of a County List A or B plant species, Group 1 animal species, or state Species of Special Concern.

C. The project would not impact the local long-term survival of a County List C or D plant species or a County Group 2 animal species.

One County List D plant species, Engelmann oak, occurs on site. The one individual Engelmann oak observed on site is located on the south side of the drainage, outside of the proposed impact area. The oak titmouse, which is not a County-listed species but is a Bird of Conservation Concern, was observed in the coast live oak woodland on the south side of the drainage course. Two County Group 2 species that were not discussed under guideline B, Coronado skink and western bluebird, have potential to occur on site. If present, these plant and animal species would primarily occur within the coast live oak woodland along the drainage course in the southern part of the site, and not the disturbed, orchard, and vineyard areas targeted for development. In addition, higher quality habitat for these species exists in the local area. No other County List C or D plant species or Group 2 animal species are known or expected to occur within the project site. Therefore, the project would not significantly impact the local long-term survival of a County List C or D plant species or a County Group 2 animal species.

D. The project would not impact arroyo toad aestivation, foraging, or breeding habitat.

No arroyo toad aestivation, foraging, or breeding habitat occurs on the site. The drainage on site is too confined and lacks the sandy pools and shallow banks for arroyo toad to breed. The species has been recorded along Santa Maria Creek southeast of the site and along Santa Ysabel Creek north of the site, but the topography between those creeks and the site is much too steep for arroyo toad to access the site for foraging or aestivation.

E. The project would not impact golden eagle habitat.

There is a golden eagle nest located on the steep granitic cliffs in Bandy Canyon approximately 3,000 feet east from the northeast corner of the project site, and the County guidelines state that alteration of habitat within 4,000 feet of an active golden eagle nest could only be considered less than significant if a biologically-based determination can be made that the project would not have a substantially adverse effect on the long-term survival of the identified pair of golden eagles. The project site does not support golden eagle nesting or foraging habitat for the following reasons. There are no suitable nest sites on site, such as rocky cliff faces or tall trees on steep slopes. The site is not suitable for golden eagle foraging because the existing vineyard operation includes regular human presence and management and because the grapevines grow on wires, which would make it difficult for a large raptor to reach and take off from the ground. The existing orchard on site is also incompatible with golden eagle usage (Unitt 2004). Additionally, the project site is surrounded on three sides by residential and agricultural development and is located in the opposite direction from the Ramona grasslands where golden

eagles are anticipated to forage. Additional foraging habitat occurs as open fields in the San Pasqual Valley and preserved habitat along Bandy Canyon. The proposed production, hospitality, and storage buildings will be located in existing disturbed, orchard, and vineyard habitat that are already unsuitable for golden eagle foraging, and impacts to coast live oak woodland will be limited to minor widening of existing driveways. Therefore, the project would not have a substantially adverse effect on the long-term survival of the identified pair of golden eagles and would not impact golden eagle habitat.

F. The project not would result in a significant loss of functional foraging habitat for raptors.

As stated above, project site does not support raptor foraging habitat. Impacts to raptor foraging habitat would not be significant.

G. The project would not impact the viability of a core wildlife area, defined as a large block of habitat (typically 500 acres or more not limited to project boundaries, though smaller areas with particularly valuable resources may also be considered a core wildlife area) that supports a viable population of a sensitive wildlife species or supports multiple wildlife species.

The project site is not located within a large block of habitat and does not support multiple or sensitive wildlife species. As such, the project would not impact the viability of a future core wildlife area.

H. The project would not cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive species over the long term.

The site is not located adjacent to dedicated open space, but is adjacent to natural habitat to the north and northeast. The natural habitat on the north and northeast of the site slopes down steeply away from the project site, providing vertical separation between the site and the canyons below. The site is surrounded to the west, south, and east by agricultural and residential development. The site is already in use as a vineyard, such that edge effects from human access, exotic pest species, operational noise, and lighting already affect the project site and adjacent habitat, and would not noticeably increase with the proposed project. The project does not include homes that would increase the number of domestic animals in the area. The project includes new buildings with lighting and outdoor seating; however, the project will follow County regulations for noise and lighting, thus minimizing impacts to species in the adjacent habitat. In addition, the winery will close at 6:00 p.m., meaning that lighting and noise is expected to only be generated after dark in the winter months. The existing fencing that encloses the project site will remain and keep customers from accessing the native habitat to the north and northeast. Therefore, no significant indirect impacts to sensitive species would occur over the long term.

I. The project would not impact occupied burrowing owl habitat.

The project is not located within predicted burrowing owl habitat according to the Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County (County 2010b, Appendix

A). No owls or burrows were observed within the project site. The site lacks suitable grassland, pasture, or open scrublands. Therefore, the site is not considered occupied burrowing owl habitat, and no impact to occupied burrowing owl habitat would occur.

J. The project would not impact occupied cactus wren habitat, or formerly occupied coastal cactus wren habitat that has been burned by wildfire.

The project does not support occupied cactus wren (*Campylorhynchus brunneicapillus*) habitat. The one cactus species observed on site is Indian-fig (*Opuntia ficus-indica*), a non-native species presumably planted as landscaping. There is only a limited area of disturbed coastal sage scrub on site, and existing anthropogenic disturbances would likely deter this species from nesting in the area. Therefore, no impact to cactus wren habitat would occur.

K. The project would not impact occupied Hermes copper butterfly habitat.

The project does not support occupied Hermes copper butterfly (*Lycaena hermes*) habitat. There are no recorded Hermes copper butterfly observations within two miles, nor does the site support spiny redberry (*Rhamnus crocea*), its host plant. No impact to Hermes copper butterfly habitat would occur.

Effects Found to be Potentially Significant

The project could result in significant impacts under the following guidelines:

L. The project could impact nesting success of tree-nesting raptors through grading, clearing, fire fuel modification, and/or other noise generating activities such as construction.

Project construction could impact the nesting success of tree-nesting raptors, which have the potential to nest in the immediate vicinity of construction impact areas. Noise from such sources as clearing, grading, and blasting could result in an impact to wildlife. Noise-related impacts would be considered significant if sensitive species (such as raptors) were displaced from their nests and failed to breed. Raptors or other sensitive bird species nesting within any area impacted by noise exceeding 60 decibels (dB) or ambient could be significantly impacted. If tree-nesting raptors were nesting within 500 feet of the impact area, effects resulting from construction noise would be significant.

Proposed Mitigation Measures

BIO-1 No grading or clearing shall occur during the raptor and migratory bird breeding season (January 15 – August 31). All grading permits, improvement plans, and the Administrative Permit shall state the same. If future clearing or grading would occur during the breeding season, a pre-construction survey shall be conducted within seven days prior to starting work to determine whether breeding birds occur in or within 500 feet of the impact area(s). If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid

active nests until nesting behavior has ceased, nests have failed, or young have fledged. Construction near an active nest (within 300 feet for passerines, 500 feet for raptors, or as otherwise determined by a qualified biologist) shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest.

Conclusion

Project implementation could result in significant impacts to raptors with the potential to nest on site or in the immediate vicinity. Potential significant impacts could result from direct disturbance and noise during the breeding season. Implementation of mitigation measure **BIO-1** would reduce impacts to less than significant.

Issue 2 – Riparian Habitat and Sensitive Natural Communities

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the USFWS or CDFW?

Effects Found Not to be Significant

The project would not result in significant impacts under the following guidelines:

C. The project would not draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of three feet or more from historical low groundwater levels.

No groundwater withdrawals or activities that could result in lowering of the groundwater table are proposed. No significant impact would occur.

D. The project would not cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive habitats over the long term.

The site is not located adjacent to dedicated open space, but is adjacent to natural habitat to the north and northeast. The natural habitat on the north and northeast of the site slopes down steeply away from the project site, providing vertical separation between the site and the canyons below. The site is surrounded to the west, south, and east by agricultural and residential development. The site is already in use as a vineyard, such that edge effects from human access and invasive plant species already affect the project site and adjacent habitat, and would not noticeably increase with the proposed project. The project will follow County regulations for landscaping, irrigation, and storm water management. Therefore, no significant indirect impacts to sensitive habitats would occur over the long term.

E. The project does not include a wetland buffer adequate to protect the functions and values of existing wetlands.

No RPO wetlands exist on site; therefore, no buffer is required and there would be no significant impact related to wetland buffers.

Effects Found to be Potentially Significant

The project would result in significant impacts under the following guidelines:

A. Project-related grading, clearing, construction or other activities would temporarily or permanently remove sensitive native or naturalized habitat (as listed in Table 5 in the County Guidelines for Determining Significance [County 2010b], excluding those without a mitigation ratio) on or off the project site.

Diegan coastal sage scrub-disturbed, non-vegetated channel/seasonal ponds, and coast live oak woodland are sensitive habitat types. The project would temporarily or permanently impact 0.6 acre of coast live oak woodland and associated oak root protection zone, in addition to up to 0.02 acre of non-vegetated channel/seasonal ponds, if the project cannot be redesigned to reduce or eliminate these impacts (Table 2, Figure 7). The remaining habitats–orchard, disturbed habitat, and urban/developed land–are not sensitive and do not require mitigation.

Table 2
VEGETATION COMMUNITIES/HABITAT TYPES (acres)

Vegetation Community/ Habitat Type*	Existing On Site	On-Site Permanent Impacts	On-Site Temporary Impacts	Off-Site Permanent Impacts	Off-Site Temporary Impacts	Total Impacts
Disturbed Habitat (11300)	2.2	1.1	0.1	0.3	0.1	1.6
Developed (12000)	1.3	0.2	0.1	0.6	0.2	1.1
Orchards and Vineyards (18100)	15.5	4.2	0.8	0.3	0.4	5.7
Diegan Coastal Sage Scrub - Disturbed (32500)	0.3	0	0	0	0	0
Non-vegetated Channel/Seasonal Ponds (64200/64100)	0.89	0	0.01	0	0.01	0.02
Coast Live Oak Woodland (71160)	1.5	0.1†	0.2†	0.1†	0.2†	0.6†
TOTAL	**21.69**	**5.6**	**1.21**	**1.3**	**0.91**	**9.02**

*Upland habitat acreages are rounded to the nearest tenth. Channel/pond acreage is rounded to the nearest hundredth. Totals reflect rounding.
†Coast live oak woodland impact acreages include oak root protection zone impacts. Re-surfacing existing paved roads within the oak root protection zone was not considered an impact since it does not involve ground disturbance.

If project impact areas and sensitive resources to be avoided are not properly marked in the field, inadvertent impacts during construction could occur, including additional impacts to coast live oak woodland. These impacts would be considered significant.

B. The following would occur to or within jurisdictional wetlands and/or riparian habitats as defined by the USACE, CDFW, and County: vegetation removal; grading; diversion of water flow; placement of fill; placement of structures; road crossing construction; placement of

culverts; disturbance of the substratum; and activities that may cause an adverse change in native species composition, diversity, and abundance.

No riparian habitat or wetlands are present within the project site; however, the ephemeral drainage ditch and man-made seasonal ponds are presumed to qualify as non-wetland waters of the U.S./State under USACE and RWQCB jurisdiction, and unvegetated streambed under the jurisdiction of the CDFW. The project will minimize impacts to jurisdictional waters by locating proposed buildings, parking and landscaping outside of jurisdictional limits; however, approximately 0.02 acre of potentially jurisdictional waters would be impacted by widening of the two access driveways. If project impact areas and sensitive resources to be avoided are not properly marked in the field, inadvertent impacts during construction could occur, including additional impacts to jurisdictional waters. These impacts would be considered significant.

Proposed Mitigation Measures

Mitigation for impacts to sensitive habitats is proposed as shown in Table 3 and measures BIO-2 through BIO-4 below. The mitigation ratio for impacts to coast live oak woodland is 1:1 according to the BMO because coast live oak woodland is a Tier I habitat, the impact is occurring outside of a BRCA, and the mitigation will occur in a BRCA. The BMO does not set a Tier level or mitigation ratio for non-vegetated channel/seasonal pond; therefore, mitigation for impacts to non-vegetated channel/seasonal pond will be determined by the regulatory permitting agencies.

Table 3
PROPOSED IMPACTS AND MITIGATION

Vegetation Community/ Habitat Type*	Existing On Site	Total Impacts	Mitigation Ratio	Proposed Mitigation
Disturbed Habitat (11300)	2.2	1.6	N/A	N/A
Developed (12000)	1.3	1.1	N/A	N/A
Orchards and Vineyards (18100)	15.5	5.7	N/A	N/A
Diegan Coastal Sage Scrub - Disturbed (32500)	0.3	0	N/A	N/A
Non-vegetated Channel/Seasonal Ponds (64200/64100)	0.89	0.02	N/A**	N/A**
Coast Live Oak Woodland (71160)	1.5	0.6†	1:1	0.6
TOTAL	**21.69**	**9.02**		**0.62**

*Upland habitat acreages are rounded to the nearest tenth. Channel/pond acreage is rounded to the nearest hundredth. Totals reflect rounding.
†Coast live oak woodland impact acreages include oak root protection zone impacts.
**The BMO does not set a Tier level or mitigation ratio for non-vegetated channel/seasonal pond; therefore, mitigation for impacts to non-vegetated channel/seasonal pond will be determined by the regulatory permitting agencies.

BIO-2 Impacts to 0.6 acre of coast live oak woodland within the South County MSCP would be mitigated at a 1:1 ratio, with 0.6 acre of mitigation. Mitigation for impacts to coast live oak woodland can be accomplished through purchase of 0.6 acre of Tier I habitat within an approved off-site mitigation bank such as the Crestridge Mitigation Bank, PAMA, or BRCA within the South County MSCP.

BIO-3 If impacts to jurisdictional non-vegetated channel/seasonal ponds cannot be avoided, impacts shall be mitigated through one or a combination of establishment, re-establishment, rehabilitation, and/or preservation mitigation on site, off-site, or through purchase of mitigation credits at the San Luis Rey Mitigation Bank or other location deemed acceptable by the USACE, RWQCB, and/or CDFW, as applicable, with final impact acreage and mitigation requirements to be determined by the USACE, RWQCB, and/or CDFW as part of the 404/401 and/or 1600 permitting process. In order to comply with applicable laws, the project shall notify and obtain all necessary permits from the appropriate state and federal agencies prior to issuance of a grading permit, unless otherwise approved by Planning & Development Services (PDS). Copies of the CWA Section 404 permit, CWA Section 401 Water Quality Certification, CFG Code Section 1602 SAA, and/or documentation from the relevant agency indicating no permit is necessary shall be submitted to PDS prior to grading permit issuance, unless otherwise approved by PDS.

BIO-4 Temporary construction fencing (with silt barriers) shall be installed at the limits of project impacts (including construction staging areas and access routes) adjacent to sensitive habitat (coast live oak woodland and jurisdictional waters) to prevent sensitive habitat impacts and to prevent the spread of silt from the construction zone into adjacent habitats. Temporary fencing will be located on either side of each driveway improvement area where they pass through coast live oak woodland and cross over jurisdictional waters. Fencing shall be installed in a manner that does not impact habitats to be avoided.

Construction crews shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint. All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other such activities shall occur in designated areas within the fenced project impact limits. These designated areas shall be located in previously compacted and disturbed areas to the maximum extent practicable in such a manner as to prevent any runoff from entering adjacent habitat and shall be shown on the construction plans. Contractor equipment shall be checked for leaks prior to operation and repair, as necessary. “No-fueling zones” shall be designated on construction plans.

If work occurs within sensitive habitat or jurisdictional waters beyond the fenced or demarcated limits of impact, work in that area shall cease until the problem has been remedied to the satisfaction of PDS. Any impacts that occur to sensitive areas beyond the approved fence shall be mitigated as determined by PDS in coordination with the USFWS, USACE, RWQCB, and/or CDFW. Temporary construction fencing shall be removed upon project completion.

Conclusion

The project would result in significant impacts to sensitive natural communities; however, a combination of avoidance through project design and mitigation measures to fully compensate the loss of habitat would reduce impacts to below a level of significance. Mitigation is proposed at ratios consistent with those required by the County, USACE, RWQCB, and CDFW. With the implementation of mitigation measures **BIO-2** and **BIO-3**, impacts on sensitive natural communities would be reduced to less than significant.

Issue 3 – Jurisdictional Wetlands and Waterways

Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Effects Found Not to be Significant

No federally protected wetlands are present on site, and the project would not result in impacts to wetland waters of the U.S. subject to the regulatory jurisdiction of the USACE pursuant to Section 404 of the CWA. Impacts to non-wetland waters of the U.S. are discussed under Issue 2 above.

Proposed Mitigation Measures

No mitigation is required for federally protected wetlands.

Conclusion

Project implementation would not result in significant impacts to federally protected wetlands. No mitigation is required.

Issue 4 – Wildlife Movement and Nursery Sites

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Effects Found Not to be Significant

A. The project would not impede wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction.

The project would not impede wildlife access to on- or off-site areas that may be used for foraging, breeding, and/or obtaining water or access to areas necessary for reproduction. The site is not located within a wildlife corridor or movement area and does not support significant foraging or breeding habitat. The ephemeral drainage and seasonal ponds could serve as a temporary water source following rain events; however, there would be multiple sources of standing water following a rain so the site would not be critical. The area does not support critical populations of animal species or known nursery sites. Impacts would be less than significant.

B. The project would not substantially interfere with connectivity between blocks of habitat and would not potentially block or substantially interfere with a local or regional wildlife corridor or linkage.

The project is not located between blocks of habitat and would not substantially interfere with connectivity between blocks of habitat. The site is not located within a local or regional wildlife

corridor or linkage and would not potentially block or substantially interfere with a local or regional wildlife corridor or linkage. Impacts would be less than significant.

C. The project would not create artificial wildlife corridors that do not follow natural movement patterns.

The project does not create any wildlife corridors; however, existing trees would be retained and continue to support bird movement. Impacts would be less than significant.

D. The project would not increase noise and/or nighttime lighting in a wildlife corridor or linkage to levels proven to affect the behavior of the animals identified in a site-specific analysis of wildlife movement.

The project is not located in a known wildlife corridor or linkage; however, all lighting would comply with the County Light Pollution Code to minimize light spill across property lines. The winery would also close at 6:00 pm. Noise must also meet County standards at the property lines. No significant impact to wildlife corridors or linkages resulting from lighting or noise would occur.

E. The project maintains an adequate width for an existing wildlife corridor or linkage and would not further constrain an already narrow corridor through activities such as (but not limited to) reduction of corridor width, removal of available vegetative cover, placement of incompatible uses adjacent to it, or placement of barriers in the movement path.

The project site is not located in an existing wildlife corridor or linkage and would not further constrain an already narrow corridor. No significant impact to wildlife corridors or linkages would occur.

F. The project maintains adequate visual continuity (i.e., long lines-of-site) within wildlife corridors and linkage.

The project site is not located in a wildlife corridor or linkage. Impacts would be less than significant.

Effects Found to be Potentially Significant

The project would not result in significant impacts on wildlife movement and nursery sites.

Proposed Mitigation Measures

No mitigation is required.

Conclusion

Project implementation would not result in significant impacts on wildlife movement and nursery sites. No mitigation is required.

Issue 5 – Local Policies, Ordinances, and Adopted Plans

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Would the project conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan?

Effects Found Not to be Significant

A. The project would not impact Diegan coastal sage scrub vegetation outside of the MSCP in excess of the County's five percent habitat loss threshold, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.

The project is located inside of the MSCP and the project would not impact any Diegan coastal sage scrub. No impact would occur.

B. The project would not preclude or prevent the preparation of the subregional NCCP. For example, the project proposes development within areas that have been identified by the County or resource agencies as critical to future habitat preserves.

The project is located within the adopted MSCP Subarea Plan and would not occur within areas identified as PAMA or Hardline Preserve under the MSCP. No significant impact would occur.

C. The project would not impact wetlands outlined in the RPO.

No RPO wetlands are present on site. No impact to RPO wetlands would occur.

D. The project would minimize and mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the NCCP Guidelines.

The project would not impact any coastal sage scrub. No impact would occur.

E. The project does not conform to goals and requirements outlined in any applicable HCP, Resource Management Plan (RMP), Special Area Management Plan, Watershed Plan, or similar regional planning effort.

No adopted HCP, RMP, Special Area Management Plan, Watershed Plan, or other regional planning efforts besides the MSCP are applicable to the project. As such, the project would not conflict with any adopted plans. No impact would occur.

F. For lands within the MSCP, the project would minimize impacts to Biological Resource Core Area, as defined in the BMO.

The site is not located within a BRCA, as defined by the BMO. No impact would occur.

G. The project would not preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.

The project would not preclude connectivity between high habitat value areas. The majority of the site is ranked Low or Moderate by the County's Habitat Evaluation Model. Higher quality coastal sage scrub occurs on the slope north of the project site would not be impacted. No impact would occur.

H. The project does maintain existing movement corridors and/or habitat linkages, as defined by the BMO.

The project site does not support existing movement corridors and is not located within a habitat linkage as defined by the BMO. No impact would occur.

I. The project does avoid impacts to MSCP narrow endemic species and would impact core populations of narrow endemics.

The only MSCP narrow endemic species known to occur in the vicinity of the project site is the golden eagle, and the project will not impact the golden eagle, as discussed under guideline J below. No impact would occur.

J. The project would not reduce the likelihood of survival and recovery of listed species in the wild.

No state or federally listed species have a high potential to occur within the project site, which a working vineyard and surrounded by rural residential and agricultural development. No impact would occur.

L. The project would not result in the take of eagles, eagle eggs, or any part of an eagle (Bald and Golden Eagle Protection Act).

The nearest known golden eagle nest is approximately 3,000 feet away from the project site; however, the project site does not contain nesting or foraging habitat and is developed with a working vineyard and avocado trees. Since there is no suitable nesting or foraging habitat for the Golden Eagle on the project site, there is no "take" under the Bald and Golden Eagle Protection Act. No impact would occur.

Effects Found to be Potentially Significant

The project could result in significant impacts under the following guidelines:

K. The project could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (MBTA).

Project construction during the avian breeding season could potentially result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs protected under the MBTA. These impacts would be significant.

Proposed Mitigation Measures

The project would implement breeding season avoidance for migratory birds and raptors per mitigation measure **BIO-1**.

Conclusion

Project construction during the breeding season could result in significant impacts to migratory birds and the destruction of active migratory bird nests and/or eggs. Implementation of mitigation measures **BIO-1** would reduce impacts to less than significant.

CUMULATIVE IMPACTS

A list of projects within a two-mile radius of the site was provided by the County for the nearby ResQue Ranch project and adapted for this project. All Major Use Permits, Tentative Maps, and Tentative Parcel Maps on the list were researched using the County's online documents library. Projects that were determined to have an impact to biological resources are listed in Table 4 and shown on Figure 8. A two-mile radius was selected as the cumulative study area for biology because it provides good representation of adjacent habitat types and major landforms that surround the site, including the San Pasqual Valley to the north, north-south canyons to the east of the site, and agricultural areas south and west of the site. Based on this project's limited impacts and location within rural residential/agricultural development, projects more than two miles from the site would not have impacts relevant to the project.

Table 4
CUMULATIVE PROJECTS AND IMPACTS (acres)

Project Name And Number	Impacts				
	Oak Woodland	Non-Native Grassland	Coastal Sage Scrub	Nesting Birds	Wetlands/ Waters
ResQue Ranch, LDGRMJ-30067	0.1	4.6	0.1	Yes	0.001
Gildred TPM, TPM 21176	0.1	--	--	Yes	0.01
Geographical Ventures PRD, TM 4808	--	--	--	--	0.55*
Fenton Ranch, TM 4979 and TPM 20299	--	--	0.85	--	--
Sgobassi TPM, TPM 20466	--	--	11.68	Yes	--
Smith TPM, TPM 20276	--	--	2.0	--	--
Mesecher TPM, TPM 20574	--	--	--	Yes	--
Subtotal	*0.2*	*4.6*	*14.63*	*Yes*	*0.561*
Perrin Ranch Winery, PDS2016-AD-16-023	0.6	--	--	Yes	0.02
TOTAL	**0.8**	**4.6**	**14.63**	**Yes**	**0.581**

*Riparian woodland - County documents do not state how much, if any, of this area was Waters of the U.S./State or CDFW jurisdictional.

As shown in Table 4, the total impact to coast live oak woodland within the cumulative study area is 0.8 acre. The project's contribution of 0.6 acre is not cumulatively considerable when compared to the size of the cumulative study area and the acreage of coast live oak woodland to remain in that area. Cumulative impacts to non-native grassland and coastal sage scrub are 4.6 acres and 14.63 acres, respectively, but the project does not contribute to those impacts. Multiple projects had identified potential impacts to nesting birds, but those projects were conditioned with breeding season avoidance and all projects must comply with the MBTA; therefore, there will not be a cumulative impact to nesting birds. Finally, the projects within the cumulative study area combined impacted less than one acre of wetlands or waters, and the project's impact to 0.02 acre of non-wetland ephemeral drainage and man-made seasonal pond is not cumulatively considerable.

The project is located within the adopted MSCP and is consistent with the plan, thus, it has no cumulative impacts related to habitat plan consistency. The project will mitigate for habitat impacts at the ratios specified by the BMO, which were planned to provide adequate mitigation on a direct and cumulative basis. In addition, the project would not result in potentially significant impacts on federally jurisdictional wetlands, wildlife movement and nursery sites, or local policy consistency, and thus the project would not have cumulatively considerable impacts in any of those areas.

I certify that the information in this report and enclosures are correct and accurately represent my work. Please do not hesitate to contact me at (619) 462-1515 if you have any questions or require further assistance.

Sincerely,

Beth Ehsan

Beth Ehsan
County-Approved Biological Consultant

Attachments:

Figure 1: Regional Location
Figure 2: USGS Topography
Figure 3: Aerial Photograph
Figure 4: MSCP Designations
Figure 5: Soils
Figure 6: Vegetation and Sensitive Resources
Figure 7: Vegetation and Sensitive Resources/Impacts
Figure 8: Cumulative Projects
Attachment A: Plant Species Observed
Attachment B: Animal Species Observed or Detected
Attachment C: Special-Status Plant Species with Potential to Occur
Attachment D: Special-Status Animal Species with Potential to Occur
Attachment E: Representative Site Photos

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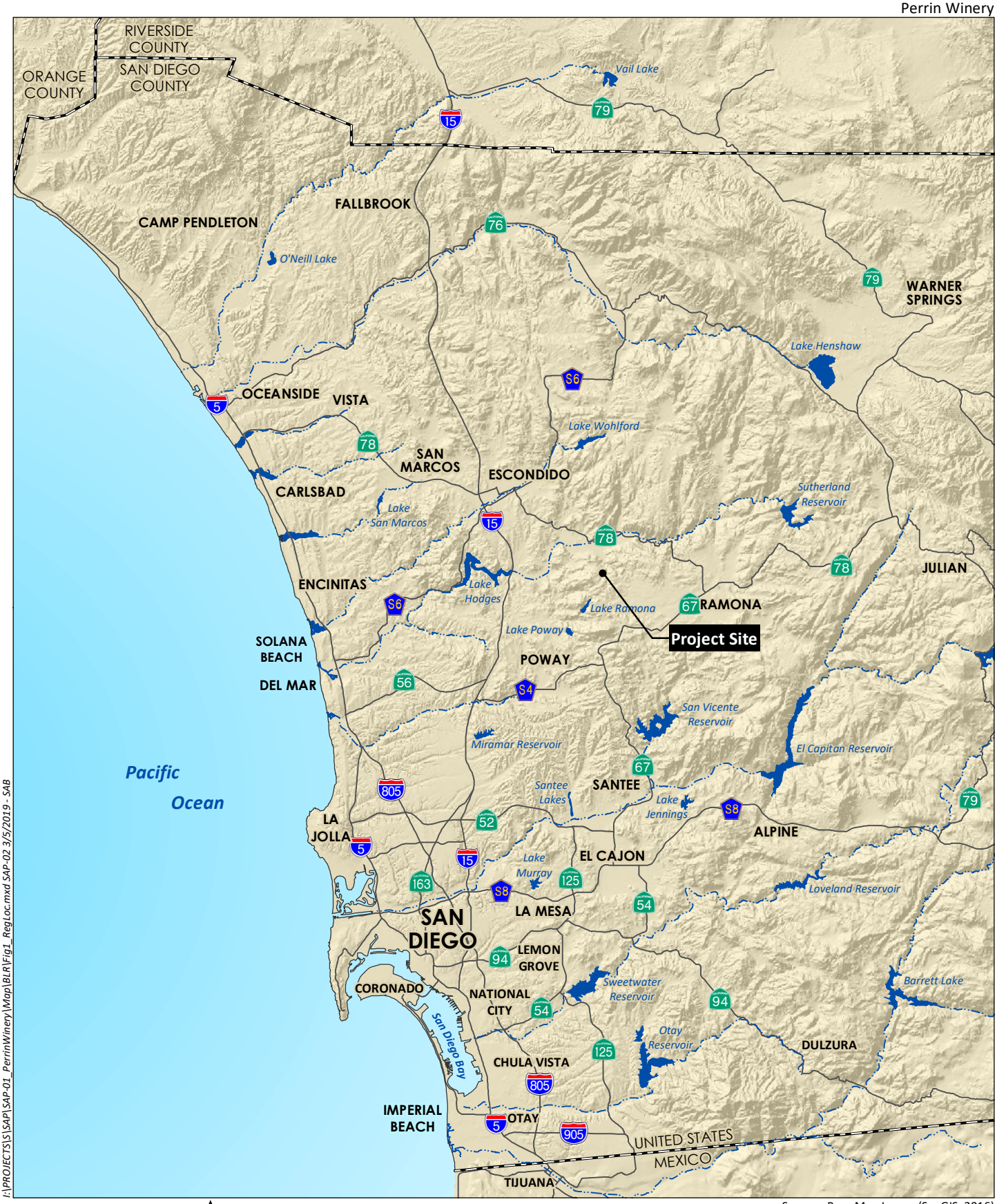

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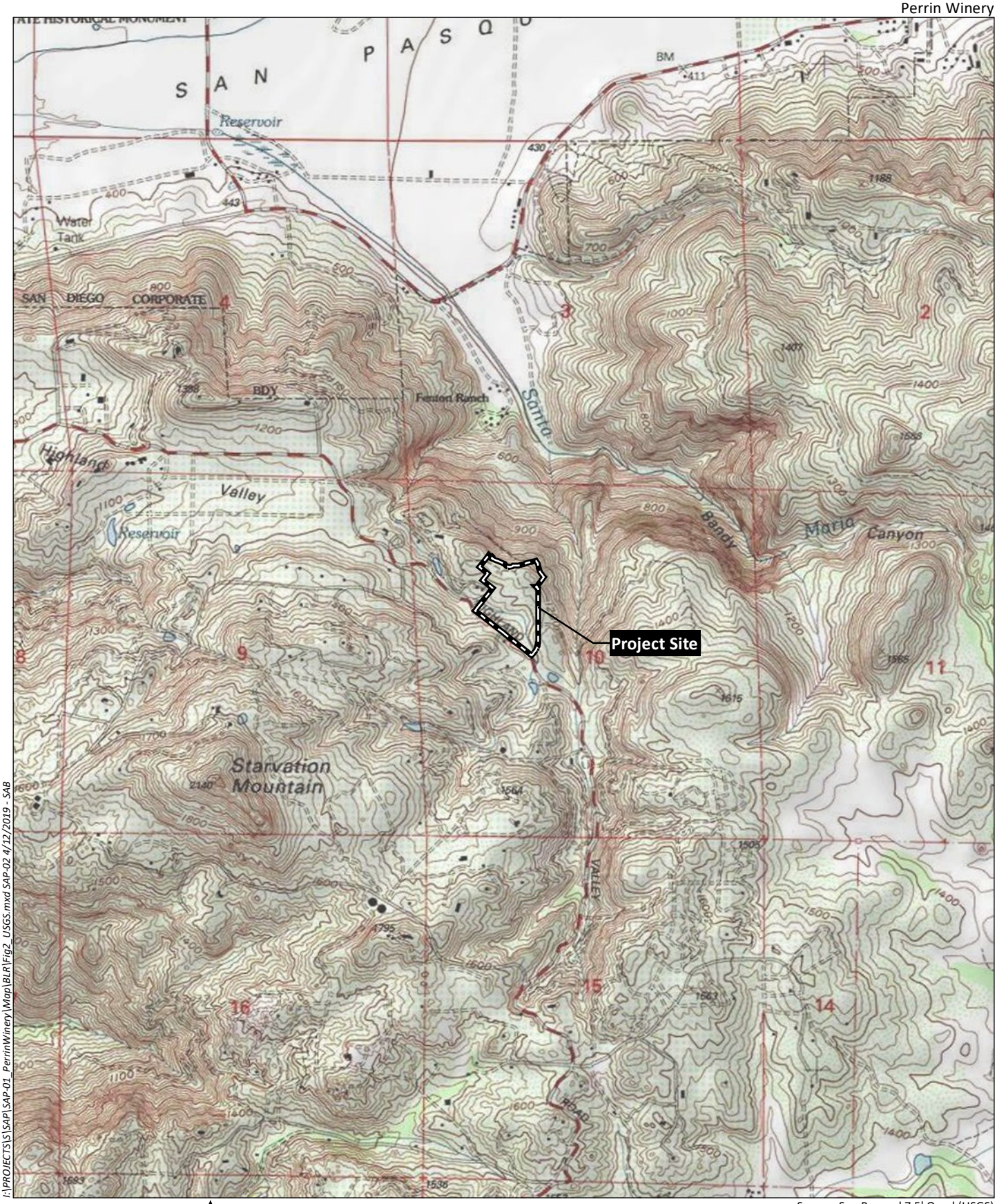
0 8 Miles

Source: Base Map Layers (SanGIS, 2016)

HELIX Environmental Planning

Regional Location

Figure 1



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Source: San Pasqual 7.5' Quad (USGS)

HELIX Environmental Planning

USGS Topography

Figure 2

I:\PROJECTS\S\SAP\SAP-01_PerrinWinery\Map\BLR\Fig3_Aerial.mxd SAP-02 5/10/2019 - SAB

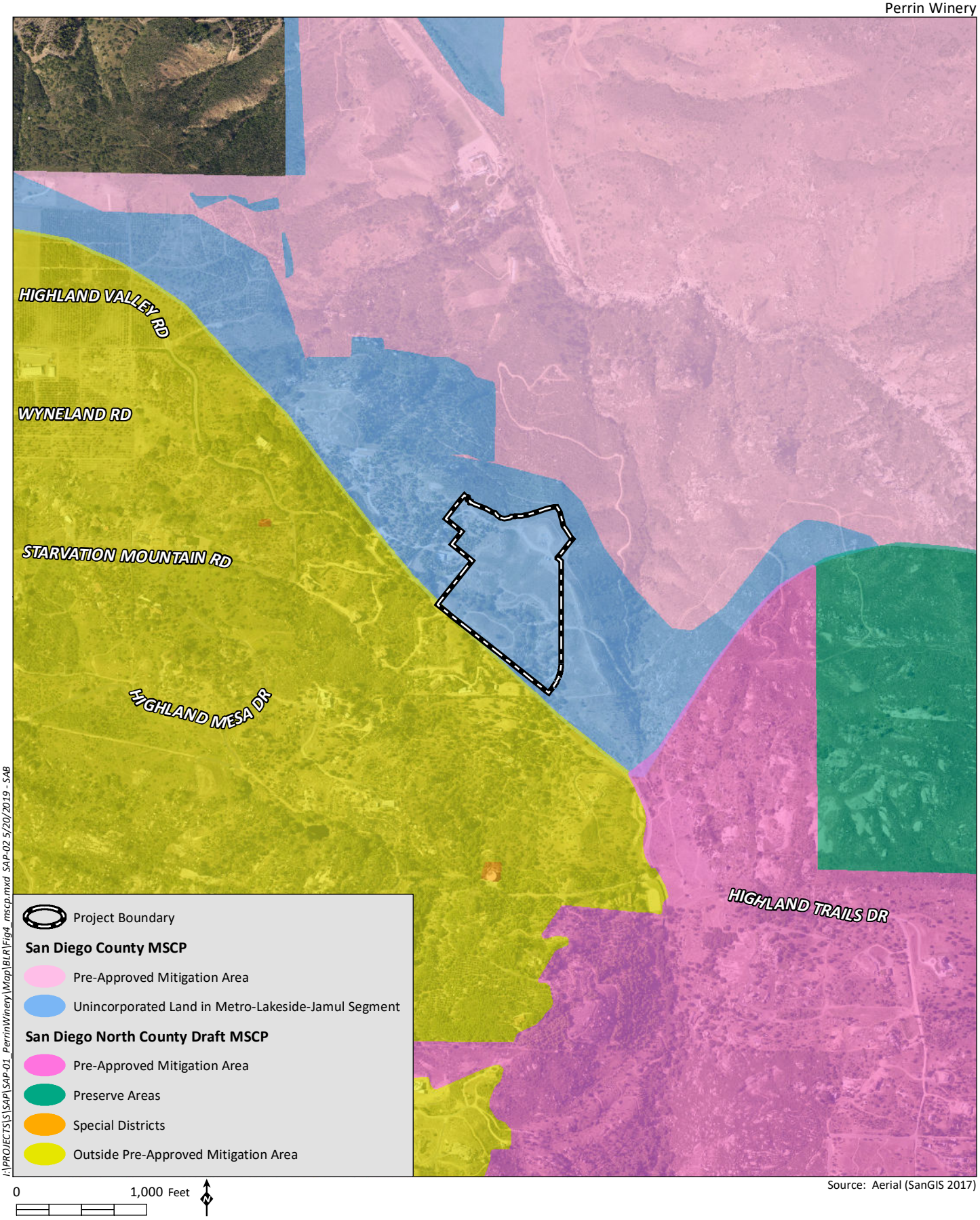
0 500 Feet

Source: Aerial (SanGIS 2017)

HELIX Environmental Planning

Aerial Photograph

Figure 3



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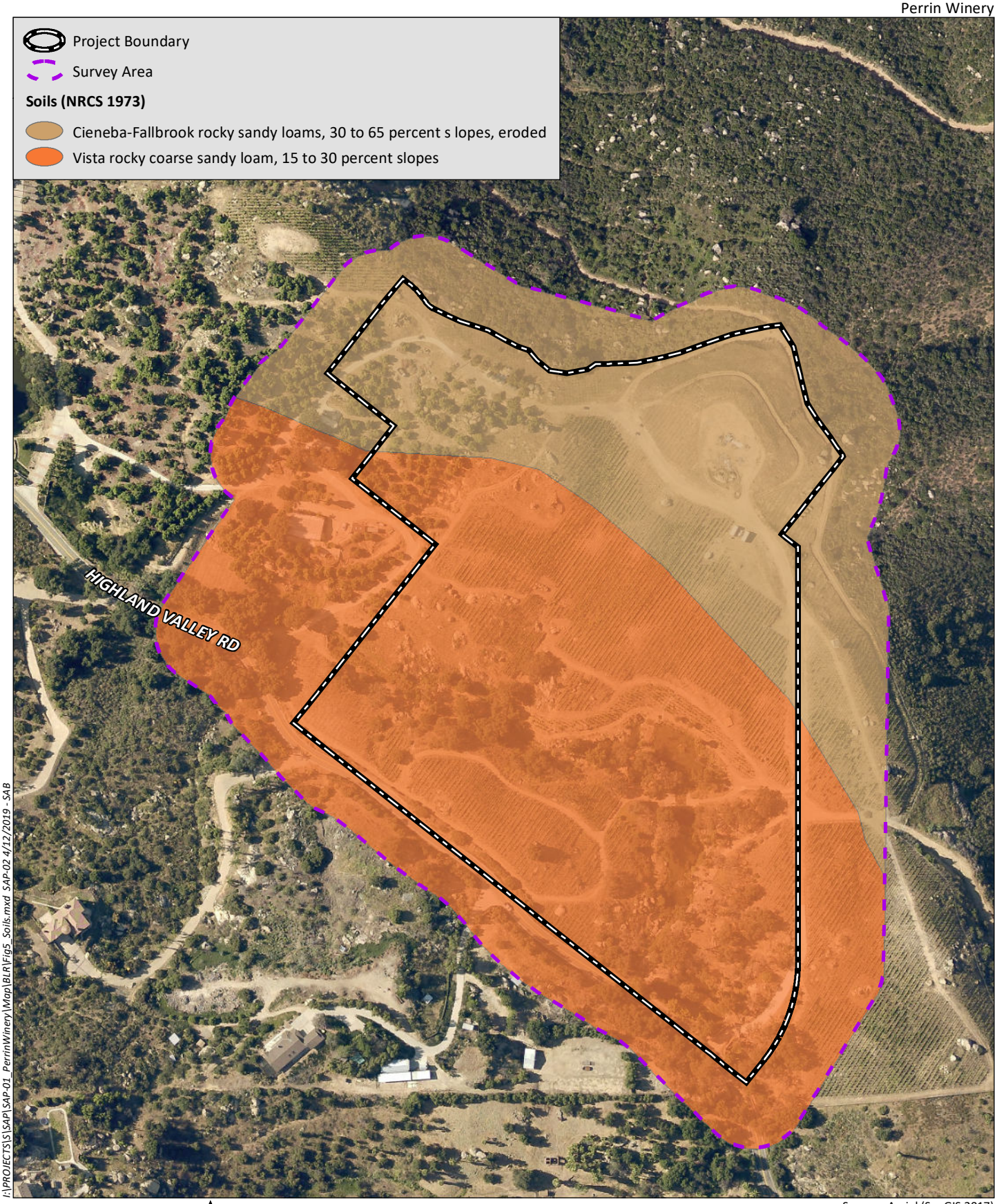
Source: Aerial (SanGIS 2017)

HELIX Environmental Planning

MSCP Designations

Figure 4



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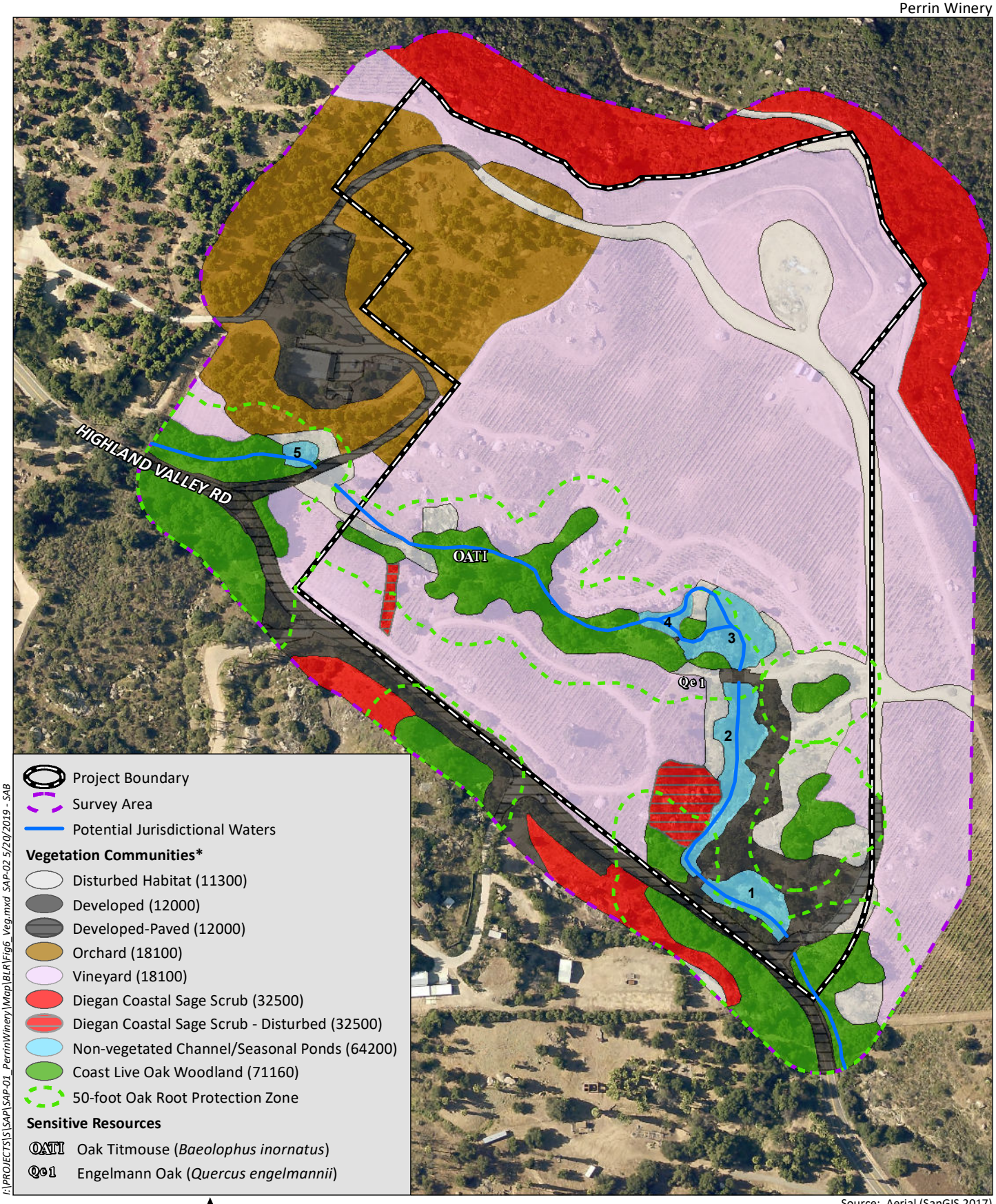
Source: Aerial (SanGIS 2017)

HELIX Environmental Planning

Soils

Figure 5



Source: Aerial (SanGIS 2017)

*Numeric codes following the community/habitat type names are from the County's Biological Resources Guidelines (County 2010) and are based on the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1996, Oberbauer 2008)

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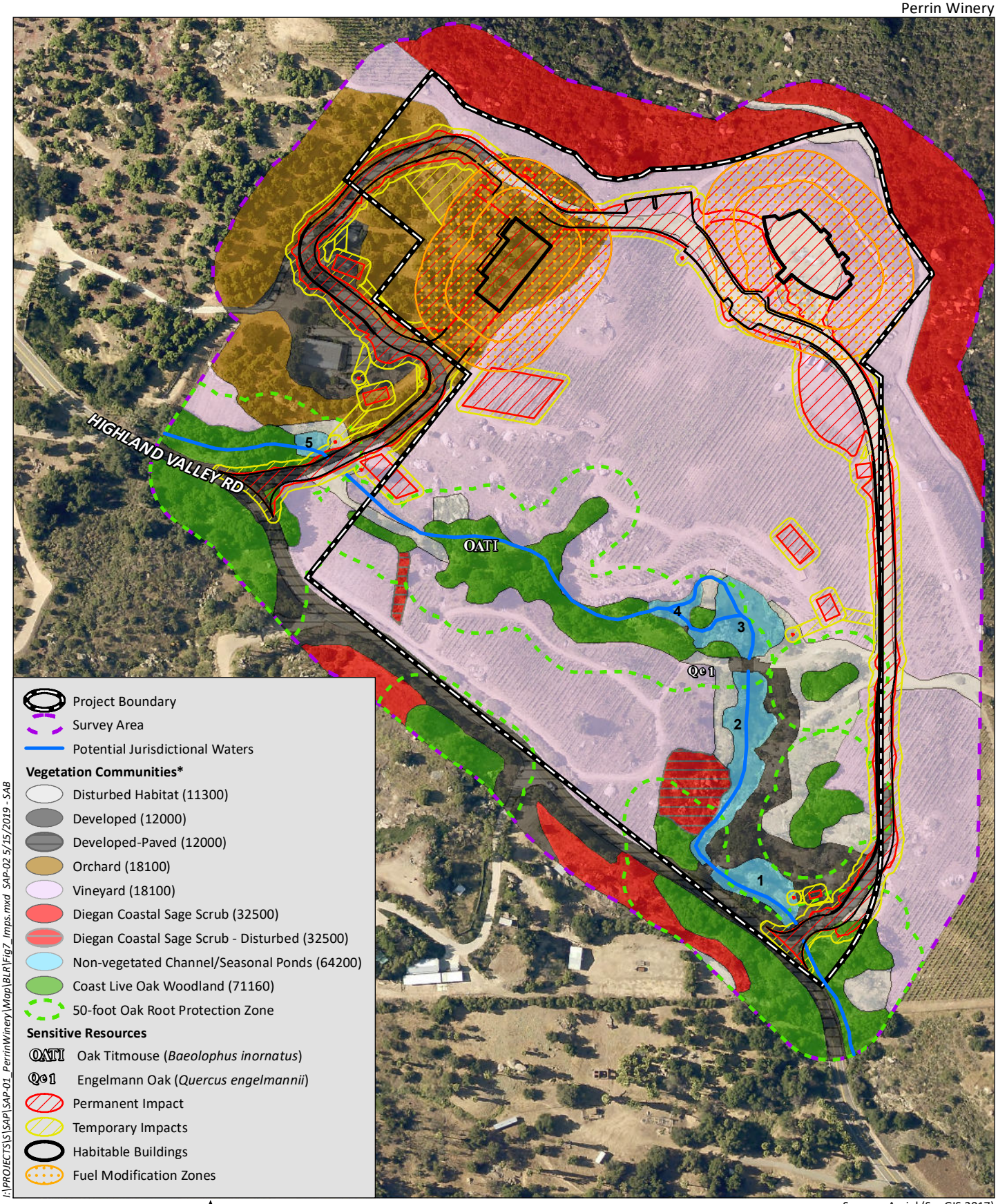
Vegetation and Sensitive Resources

Figure 6



Source: Aerial (SanGIS 2017)

*Numeric codes following the community/habitat type names are from the County's Biological Resources Guidelines (County 2010) and are based on the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1996, Oberbauer 2008)

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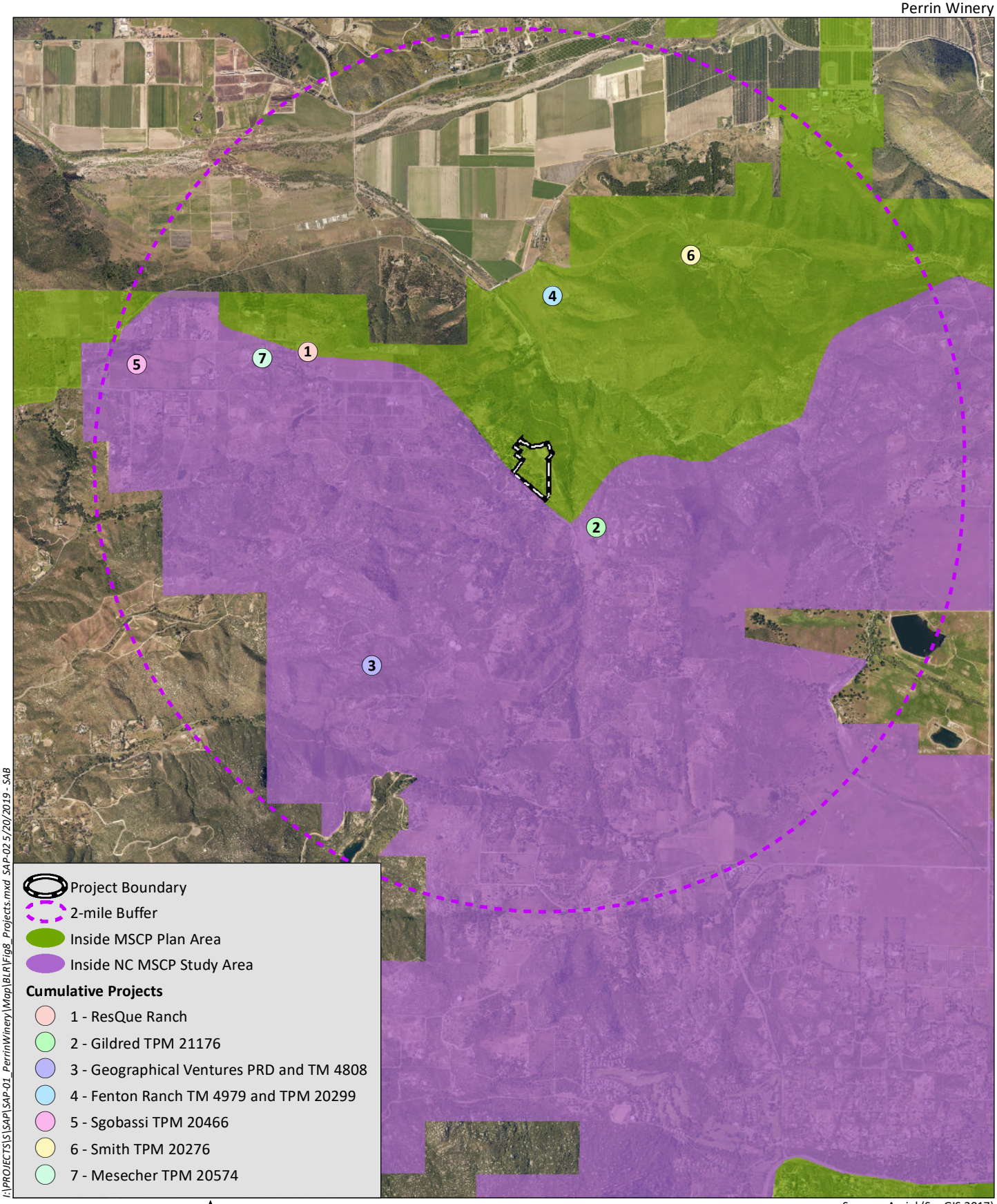
Vegetation and Sensitive Resources/Impacts

Figure 7



Source: Aerial (SanGIS 2017)

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Cumulative Projects

Figure 8

Attachment A
Plant Species Observed

Family	Scientific Name	Common Name	Habitat
Adoxaceae	*Sambucus nigra* ssp. *caerulea*	blue elderberry	CLOW
Anacardiaceae	*Malosma laurina*	laurel sumac	CLOW, DCSS
Anacardiaceae	*Toxicodendron diversilobum*	poison oak	CLOW
Araceae	*Zantedeschia aethiopica**	calla lily	NVC/P
Arecaceae	*Washingtonia robusta**	Mexican fan palm	CLOW, VIN/ORC
Asteraceae	*Ambrosia psilostachya*	western ragweed	NVC/P
Asteraceae	*Artemisia californica*	California sagebrush	DCSS, VIN/ORC
Asteraceae	*Artemisia douglasiana*	mugwort	CLOW, NVC/P
Asteraceae	*Brickellia californica*	brickellbrush	DCSS
Asteraceae	*Centaurea melitensis**	tocalote	NVC/P, DH, VIN/ORC
Asteraceae	*Eriophyllum confertiflorum*	golden-yarrow	CLOW
Asteraceae	*Heterotheca grandiflora*	telegraph weed	VIN/ORC
Asteraceae	*Hypochaeris glabra**	smooth catsear	VIN/ORC
Asteraceae	*Pseudognaphalium californicum*	California everlasting	CLOW
Asteraceae	*Silybum marianum**	milk thistle	CLOW, DH, VIN/ORC
Asteraceae	*Sonchus asper**	prickly sow thistle	VIN/ORC
Berberidaceae	*Nandina domestica **	nandina	NVC/P
Bignoniaceae	*Tecoma capensis**	Cape honeysuckle	NVC/P
Boraginaceae	*Eucrypta chrysanthemifolia* var. *chrysanthemifolia*	common eucrypta	CLOW, VIN/ORC
Boraginaceae	*Phacelia parishii*	Parish's phacelia	DCSS
Boraginaceae	*Plagiobothrys* sp.	popcorn flower	DCSS, VIN/ORC
Brassicaceae	*Hirschfeldia incana**	short-pod mustard	DCSS, VIN/ORC
Brassicaceae	*Sisymbrium* sp. *	mustard	VIN/ORC
Cactaceae	*Opuntia ficus-indica**	Indian-fig	VIN/ORC
Chenopodiaceae	*Salsola tragus**	Russian thistle	VIN/ORC
Convolvulaceae	*Calystegia macrostegia*	morning-glory	DCSS
Crassulaceae	*Crassula ovata**	jade plant	NVC/P
Crassulaceae	*Dudleya pulverulenta*	chalk-lettuce	CLOW
Cucurbitaceae	*Marah macrocarpa*	wild cucumber	CLOW, DCSS
Cyperaceae	*Cyperus involucratus**	umbrella plant	NVC/P
Euphorbiaceae	*Euphorbia peplus**	petty spurge	NVC/P
Euphorbiaceae	*Ricinus communis**	castor bean	CLOW
Fabaceae	*Acacia longifolia**	golden wattle	VIN/ORC
Fabaceae	*Acmispon glaber*	deerweed	DCSS, VIN/ORC
Fabaceae	*Lupinus* sp.	lupine	DCSS
Fabaceae	*Medicago polymorpha**	burclover	CLOW, VIN/ORC
Fagaceae	*Quercus agrifolia* var. *agrifolia*	coast live oak	CLOW, DCSS, NVC/P

Attachment A (cont.)
Plant Species Observed

Family	Scientific Name	Common Name	Habitat
Fagaceae	*Quercus berberidifolia*	scrub oak	DCSS
Geraniaceae	*Erodium cicutarium**	redstem filaree	VIN/ORC
Geraniaceae	*Erodium moschatum**	green-stem filaree	VIN/ORC
Juncaceae	*Juncus mexicanus*	Mexican rush	NVC/P
Lauraceae	*Persea americana**	avocado	VIN/ORC
Malvaceae	*Malva parviflora**	cheeseweed	VIN/ORC
Myrsinaceae	*Anagallis arvensis**	scarlet pimpernel	VIN/ORC
Nyctaginaceae	*Mirabilis laevis* ssp. *crassifolia*	wishbone bush	CLOW
Oxalidaceae	*Oxalis pes-caprae**	Bermuda buttercup	CLOW
Papaveraceae	*Eschscholzia californica*	California poppy	DCSS, VIN/ORC
Phrymaceae	*Mimulus aurantiacus*	monkey-flower	DCSS
Platanaceae	*Platanus racemosa*	western sycamore	NVC/P
Poaceae	*Avena* sp. *	oats	CLOW, VIN/ORC
Poaceae	*Bromus diandrus**	common ripgut grass	VIN/ORC
Poaceae	*Bromus madritensis**	foxtail chess	CLOW, NVC/P
Poaceae	*Cortaderia selloana**	white pampas grass	NVC/P
Poaceae	*Pennisetum setaceum**	purple fountain grass	CLOW, NVC/P
Polygonaceae	*Eriogonum fasciculatum*	buckwheat	CLOW, DCSS
Portulacaceae	*Claytonia perfoliata* ssp. *perfoliata*	miner's lettuce	CLOW
Ranunculaceae	*Thalictrum fendleri* var. *polycarpum*	meadow rue	CLOW
Rosaceae	*Rubus ursinus*	California blackberry	NVC/P
Rubiaceae	*Galium angustifolium*	bedstraw	CLOW
Salicaceae	*Salix lasiolepis*	arroyo willow	CLOW, NVC/P
Scrophulariaceae	*Scrophularia californica*	California figwort	DCSS
Solanaceae	*Nicotiana glauca**	tree tobacco	CLOW, NVC/P
Strelitziaceae	*Strelitzia* sp. *	bird of paradise	NVC/P
Typhaceae	*Typha* sp.	cattail	NVC/P
Urticaceae	*Urtica urens**	dwarf nettle	CLOW
Verbenaceae	*Lantana camara**	lantana	NVC/P
Vitaceae	*Vitis vinifera**	cultivated grape	VIN/ORC

*Non-native species

†Listed or sensitive species (none observed)

Habitats: CLOW = coast live oak woodland, DCSS = Diegan coastal sage scrub (including disturbed), DH = disturbed habitat, NVC/P = non-vegetated channel/seasonal ponds, VIN/ORC = vineyard/orchard.

Attachment B
Animal Species Observed or Detected

Taxon		Scientific Name	Common Name
Order	**Family**		
INVERTEBRATES			
Coleoptera	Tenebrionidae	unidentified	darkling beetle
Lepidoptera	Nymphalidae	*Vanessa annabella*	west coast lady
VERTEBRATES			
Amphibians			
Anura	Hylidae	*Pseudacris hypochondriaca hypochondriaca*	Baja California tree frog
Reptiles			
Squamata	Phrynosomatidae	*Sceloporus occidentalis*	western fence lizard
Birds			
Accipitriformes	Accipitridae	*Buteo lineatus*‡	Red-shouldered Hawk
Anseriformes	Anatidae	*Anas platyrhynchos*	Mallard
Apodiformes	Trochilidae	*Calypte anna*	Anna's Hummingbird
Columbiformes	Columbidae	*Zenaida macroura*	Mourning Dove
Falconiformes	Falconidae	*Falco sparverius*	American Kestrel
Passeriformes	Corvidae	*Corvus brachyrhynchos*	American Crow
Passeriformes	Corvidae	*Corvus corax*	Common Raven
Passeriformes	Fringillidae	*Haemorhous mexicanus*	House Finch
Passeriformes	Fringillidae	*Spinus psaltria*	Lesser Goldfinch
Passeriformes	Paridae	*Baeolophus inornatus*†	Oak Titmouse
Passeriformes	Parulidae	*Setophaga coronata*	Yellow-rumped Warbler
Passeriformes	Passerellidae	*Melozone crissalis*	California Towhee
Passeriformes	Sylviidae	*Chamaea fasciata*	Wrentit
Passeriformes	Troglodytidae	*Thryomanes bewickii*	Bewick's Wren
Passeriformes	Tyrannidae	*Sayornis nigricans*	Black Phoebe
Piciformes	Picidae	*Dryobates nuttallii*	Nuttall's Woodpecker
Mammals			
Lagomorpha	Leporidae	*Sylvilagus audubonii*	desert cottontail

† Sensitive

‡ Off-site

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Attachment C
Special-Status Plant Species with Potential to Occur

Species Name	Common Name	Status[1]	Habit, Ecology and Life History	Potential to Occur
Acanthomintha ilicifolia	San Diego thorn-mint	FT/CE; CRPR 1B.1; County List A	Annual herb. Occurs in vernal pools, clay depressions on mesas, chaparral slopes, and coastal sage scrub. Elevation: 30 – 3,150 ft. Flowering period: April–June.	**Not Expected.** Suitable clay soils not present on site.
Achnatherum diegoensis AKA *Stipa diegoensis*	San Diego needlegrass	None/None; CRPR 4.2; County List D	Perennial grass. Occurs in chaparral, sage scrub, and in rocky soil near streams or the coast. The species is closely associated with metavolcanic soils and can be found in fine sandy loam and rocky silt loams. Peaks and upper ridgelines of mountains appear the preferred microhabitat. Elevation 30-2,625 ft. Flowering period Feb-Jun.	**Not Expected.** Suitable soils not present on site.
Ambrosia pumila	San Diego ambrosia	FE/None; CRPR 1B.1; County List A	Perennial rhizomatous herb. Generally found along creeks or seasonal drainages along the periphery of willow riparian areas, primarily on sandy loam or clay soils. Also found in native grassland, valley bottoms, dry drainages, and vernal pool margins. Occurs on loam or clay soils. Often on disturbed sites. Elevation: 65 – 1,360 ft. Flowering period: Apr – Oct.	**Low.** Marginal habitat is present on site but is subject to ongoing disturbance as part of an existing vineyard. Species not recorded as occurring within 2 miles of the site; the nearest CNDDB record is over 5 miles away.
Artemisia palmeri	San Diego sagewort	None/None; CRPR 4.2; County List D	Medium shrub. Occurs along streams in coastal sage scrub and chaparral. Identifiable from leaves year round. Elevation: 45 - 3000 ft. Flowering period: May - Sep.	**Low.** Marginal habitat is present on site but is subject to ongoing disturbance as part of an existing vineyard. Species not recorded as occurring within 2 miles of the site.
Atriplex parishii	Parish's brittlescale	None/None; CRPR 1B.1; County List A	Annual herb. Occurs on highly alkaline silty-clay soils in playas, vernal pools, and chenopod scrub. Elevation range 80–6,235 ft. Flowering period Jun–Oct.	**Not Expected.** Suitable soils and habitat not present on site.

Attachment C (cont.)
Special-Status Plant Species with Potential to Occur

Species Name	Common Name	Status[1]	Habit, Ecology and Life History	Potential to Occur
Baccharis vanessae	Encinitas baccharis	FT/CE; CRPR 1B.1; County List A	Shrub. Mature but relatively low-growing maritime chaparral is primary habitat; also found in southern mixed chaparral and cismontane woodland. Occurs on sandstone soils in steep, open, rocky areas with chaparral associates. Elevation range 195-2,360 ft. Flowering period August–November.	**Not Expected.** Suitable habitat not present on site.
Brodiaea orcuttii	Orcutt's brodiaea	None/None; CRPR 1B.1; County List A	Perennial bulbiferous herb. Occurs on mesic or clay soils in vernally moist environments in closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, native grassland, and vernal pools. Elevation range 95–5,550 ft. Flowering period May–Jul.	**Not Expected.** Suitable habitat not present on site.
Caulanthus stenocarpus AKA Caulanthus heterophyllus	slender pod jewellflower	Not Sensitive	N/A: Species is not sensitive.	N/A: Species is not sensitive.
Ceanothus cyaneus	Lakeside ceanothus	None/None; CRPR 1B.2; County List A	Perennial shrub. Occurs in inland mixed chaparral, specifically in the region from Crest to the Lakeside foothills. Elevation range 770-2,475 ft. Flowering period Apr–Jun.	**Not Expected.** Suitable habitat not present on site.
Ceanothus verrucosus	wart-stemmed ceanothus	None/None; CRPR 2B.2; County List B	Perennial evergreen shrub. Occurs in coastal chaparral intermixed with chamise. Soils consist of Exchequer rocky silt loams and San Miguel-Exchequer rocky silt loams. Elevation 0-1,245 ft. Flowering period Jan-Apr.	**Not Expected.** Suitable habitat not present on site.
Centromadia parryi ssp. *australis*	southern tarplant	None/None; CRPR 1B.1; County List A	Annual herb. Occurs in seasonally moist (saline) grasslands. Mesic areas in valley and foothill grasslands, alkaline locales, and peripheral salt marsh are utilized. Elevation 0-1,575 ft. Flowering period May – November.	**Not Expected.** Suitable habitat not present on site.

Attachment C (cont.)
Special-Status Plant Species with Potential to Occur

Species Name	Common Name	Status[1]	Habit, Ecology and Life History	Potential to Occur
Centromadia pungens ssp. *laevis*	smooth tarplant	None/None; CRPR 1B.1; County List A	Annual herb. Occurs on alkaline soils in chenopod scrub, meadows and seeps, playas, riparian woodland, and native grassland. Elevation 0–2,100 ft. Flowering period Apr–Sept.	**Not Expected.** Suitable soils and habitat not present on site.
Chamaebatia australis	southern mountain misery	None/None; CRPR 4.2; County List D	Shrub. Occurs on dry slopes in chaparral with gabbro and metavolcanic soils. Elevation 980-3,345 ft. Flowering period Nov-May.	**Not Expected.** Suitable soils and habitat not present on site.
Chorizanthe leptotheca	peninsular spineflower	None/None; CRPR 4.2; County List D	Annual herb. Occurs in chaparral, coastal scrub, and lower montane coniferous forest. Elevation range 980-6,235 ft. Flowering period May–Aug.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Chorizanthe parryi var. *parryi*	Parry's spineflower	None/None; CRPR 1B.1	Annual herb. Occurs on sandy or rocky soil, in openings in chaparral, cismontane woodland, coastal scrub, and native grassland. Elevation range 900–4,005 ft. Flowering period Apr–Jun.	**Not Expected.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. The site is located more than 25 miles south of the nearest CNDDB record.
Chorizanthe procumbens	prostrate spineflower	Not Sensitive	N/A: Species is not sensitive.	N/A: Species is not sensitive.
Clarkia delicata	delicate clarkia	None/None; CRPR 1B.2; County List A	Annual herb. Occurs in shaded areas or the periphery of oak woodlands and cismontane chaparral. Elevation 770-3,280 ft. Flowering period Apr-Jun.	**High.** Suitable habitat occurs on site, and the species has been recorded within 2-miles of the site. Suitable habitat on site is already subject to ongoing disturbance as part of the existing vineyard.
Comarostaphylis diversifolia ssp. *diversifolia*	summer holly	None/None; CRPR 1B.2; County List A	Perennial shrub. Occurs in chaparral and cismontane woodland. Mesic north-facing slopes in southern mixed chaparral are the preferred habitat. Elevation range 95–2,590 ft. Flowering period Apr–Jun.	**Not Expected.** Suitable habitat not present on site.

Attachment C (cont.)
Special-Status Plant Species with Potential to Occur

Species Name	Common Name	Status[1]	Habit, Ecology and Life History	Potential to Occur
Dichondra occidentalis	western dichondra	None/None; CRPR 4.2; County List D	Perennial rhizomatous herb. Occurs on dry, sandy banks in coastal sage scrub, chaparral, or southern oak woodland. Often proliferates on recently burned slopes. Elevation 160-1,640 ft. Flowering period Mar-Jul.	**Low.** Suitable habitat occurs on site, and the site is within the species' range; however, the leaves are distinctive and would have been observed during the general biological survey if present.
Dudleya variegata	variegated dudleya	None/None; CRPR 1B.2; County List A	Perennial herb. Occurs in chaparral, cismontane woodland, coastal sage scrub, valley and foothill grassland, and vernal pools. Elevation 5-1,905 ft. Flowering period Apr-Jun.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site; all CNDDB records are over 6 miles southwest of the site.
Dudleya viscida	sticky dudleya	None/None; CRPR 1B.2; County List A	Perennial herb. Occurs on rocky areas in coastal bluff scrub, chaparral, cismontane woodland, and coastal scrub. Grows predominantly on very steep north-facing slopes in shady, mesic conditions. Elevation range 30–1,805 ft. Flowering period Apr–Jun.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Also, this habitat is south-facing. Species not recorded as occurring within 2 miles of the site; the nearest CNDDB record is approximately 12 miles away.
Erodium macrophyllum var. *macrophyllum AKA California macrophylla*	large leaf fillary	None/None; County List B	Annual herb. Occurs in grasslands and cismontane woodland. Elevation range 0-3,935 ft. Flowering period Mar-Jul.	**Not Expected.** Suitable habitat not present on site.
Eryngium aristulatum var. *parishii*	San Diego button-celery	FE/CE; CRPR 1B.1; County List A	Annual/perennial herb. Occurs in mesic areas on coastal scrub, native grassland, and vernal pools. Elevation range 65–2,035 ft. Flowering period Apr–Jun.	**Not Expected.** Suitable mesic/vernal pool habitat not present on site.
Gilia caruifolia AKA Saltugilia caruifolia	caraway leaved gilia	None/None; CRPR 4.3; County List D	Annual herb. Occurs in sandy openings in chaparral and lower montane coniferous forest. Elevation 2,755-7,545 ft. Flowering period May-Aug	**Not Expected.** Suitable habitat not present on site, and the site occurs outside the species' elevation range.
Githopsis diffusa ssp. *filicaulis*	Mission Canyon bluecup	None/None; CRPR 3.1; County List C	Annual herb. Occurs in moist or disturbed areas in chaparral. Elevation range 1,475-2,295 ft. Flowering period Apr-Jun.	**Not Expected.** Suitable habitat not present on site, and the site occurs outside the species' elevation range.

Attachment C (cont.)
Special-Status Plant Species with Potential to Occur

Species Name	Common Name	Status[1]	Habit, Ecology and Life History	Potential to Occur
Harpagonella palmeri	Palmer's grapplinghook	None/None; CRPR 4.2; County List D	Annual herb. Occurs on clay soil, in open areas in chaparral, coastal scrub, and native grassland. Elevation range 65–3,135 ft. Flowering period Mar–May.	**Not Expected.** Suitable clay soils not present on site.
Holocarpha virgata ssp. *elongata*	graceful tarplant	None/None; CRPR 4.2; County List D	Annual herb. Occurs in chaparral, cismontane woodland, coastal scrub, and native grassland. Elevation range 195–3,610 ft. Flowering period May–Nov.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Hordeum intercedens	vernal barley	None/None; CRPR 3.2; County List C	Annual herb. Occurs in coastal dunes, coastal scrub, native grassland (saline flats and depressions), and vernal pools. Elevation range 15–3,280 ft. Flowering period Mar–Jun.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Horkelia truncata	Ramona horkelia	None/None; CRPR 1B.3; County List A	Perennial herb. Chaparral and cismontane woodland supported by clay and gabbroic soils. Elevation 1,310-4,265 ft. Flowering period May – June.	**Not Expected.** Suitable clay soils and habitat not present on site, and the site occurs outside the species' elevation range.
Juncus acutus ssp. *leopoldii*	southwestern spiny rush	None/None; CRPR 4.2; County List D	Perennial herb. Occurs in alkaline meadows and seeps, coastal salt marshes, and coastal dunes. Elevation range 5–2,955 ft. Flowering period Mar–Jun.	**Not Expected.** Suitable habitat not present on site.
Lepechinia cardiophylla	heart-leaved pitcher sage	None/None; CRPR 1B.2; County List A	Perennial shrub. Occurs in closed-cone coniferous forest, chaparral, and cismontane woodland. Elevation 1,705-4,495 ft. Flowering period Apr – Jul.	**Not Expected.** Suitable habitat not present on site, and the site occurs outside the species elevation range.
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	None/None; CRPR 4.3; County List A	Annual herb. Occurs in openings in chaparral and coastal scrub. Typically in relatively dry, exposed locales. Elevation range 0–2,905 ft. Flowering period Jan–Jul.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.

Attachment C (cont.)
Special-Status Plant Species with Potential to Occur

Species Name	Common Name	Status[1]	Habit, Ecology and Life History	Potential to Occur
Machaeranthera juncea AKA Xanthisma junceum	rush-like bristleweed	None/None; CRPR 4.3; County List D	Perennial herb. Occurs in xeric chaparral and coastal sage scrub, on exposed, rocky substrates. Elevation range 785-3,280 ft. Flowering period Jun – Jan.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Monardella hypoleuca ssp. *lanata*	felt-leaved monardella	None/None; CRPR 1B.2; County List A	Perennial herb. Occurs in chaparral and cismontane woodland. Typically occurs in the understory of mature stands of chamise in xeric situations. Elevation: 980-5,165 ft. Flowering period June – August.	**Not Expected.** Suitable habitat not present on site.
Muilla clevelandii AKA Bloomeria clevelandii	San Diego goldenstar	None/None; CRPR 1B.1; County List A	Perennial bulbiferous herb. Occurs in valley grasslands, particularly near mima mound topography or in the vicinity of vernal pools, on clay soils. Elevation 160-1,525 ft. Flowering period Apr – May.	**Not Expected.** Suitable habitat not present on site.
Myosurus minimus ssp. *apus*	little mousetail	None/None; CRPR 3.1; County List C	Annual herb. Occurs in alkaline vernal pools in native grassland. Elevation range 65–2,100 ft. Flowering period Mar–Jun	**Not Expected.** Suitable habitat not present on site.
Navarretia fossalis	spreading navarretia	FT/None; CRPR 1B.1; County List A	Annual herb. Occurs in vernal pools in chenopod scrub, marshes and swamps, and playas. Elevation range 95–2,150 ft. Flowering period Apr–Jun.	**Not Expected.** Suitable habitat not present on site.
Nolina cismontana	chaparral nolina	None/None; CRPR 1B.2; County List A	Perennial shrub. Occurs on sandstone or gabbro soils, in chaparral and coastal scrub. Elevation range 455–4,185 ft. Flowering period Mar–Jul.	**Not Expected.** Suitable soils not present on site.
Ophioglossum californicum	California adder's-tongue	None/None; CRPR 4.2; County List D	Rhizomatous fern. Occurs in grassy, open areas where it is generally associated with short grasses and other herbs. Although often found near vernal pools, can also occur in relatively dry, stony areas. Elevation range 195-1,720 ft. Above-ground Jan – Jun.	**Not Expected.** Suitable habitat not present on site.

Attachment C (cont.)
Special-Status Plant Species with Potential to Occur

Species Name	Common Name	Status[1]	Habit, Ecology and Life History	Potential to Occur
Pentachaeta aurea ssp. *aurea*	golden-rayed pentachaeta	None/None; CRPR 4.2; County List D	Annual herb. Occurs in mesic grasslands, woodlands, conifer forests, and sage scrub. Elevation range 260-6,070 ft. Flowers Mar – July.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Piperia cooperi	Cooper's rein orchid	None/None; CRPR 4.2; County List D	Perennial herb. Occurs in chaparral, cismontane woodland, and grassland habitats, in vernally moist areas and in shallow soils adjacent to water courses. Elevation 40-5,200 ft. Flowering period Mar-Jun.	**Not Expected.** Suitable habitat not present on site.
Piperia leptopetala	narrow-petaled rein orchid	None/None; CRPR 4.3; County List D	Perennial herb. Occurs in cismontane woodland, lower montane coniferous forest, upper montane coniferous forest. Elevation range 1,245-7,300 ft. Flowering period May-Jul.	**Not Expected.** Suitable habitat not present on site, and the site occurs just below the species' elevation range.
Polygala cornuta var. *fishiae*	Fish's milkwort	None/None; CRPR 4.3; County List D	Perennial deciduous shrub. Occurs in chaparral, cismontane woodland, and riparian woodland, particularly in shaded, rocky places in canyons in association with oak woodland or chaparral. Elevation range 325–3,280 ft. Flowering period May–Aug.	**Not Expected.** Suitable habitat not present on site.
Quercus engelmannii	Engelmann oak	None/None; CRPR 4.2; County List D	Perennial deciduous tree. Occurs in oak woodland, chaparral, riparian woodland, native grassland. Elevation range 160–4,265 ft. Flowering period Mar–Jun.	**Species Present.** One individual observed during the general biological survey conducted February 28, 2019.
Satureja chandleri AKA Clinopodium chandleri	San Miguel savory	None/None; CRPR 1B.2; County List A	Perennial shrub. Occurs in chaparral, cismontane woodland, coastal scrub, riparian woodland, and native grassland, on rocky, gabbroic, or metavolcanics soils. Elevation 390-3,525 ft. Flowering period Mar – Jul.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.

Attachment C (cont.)
Special-Status Plant Species with Potential to Occur

Species Name	Common Name	Status[1]	Habit, Ecology and Life History	Potential to Occur
Scutellaria bolanderi ssp. *austromontana*	southern mountains skullcap	None/None; CRPR 1B.2; County List A	Perennial herb. Occurs in mesic areas and streambanks in chaparral, cismontane woodland, and lower montane coniferous forest. Elevation range 1,390–6,560 ft. Flowering period Jun–Aug.	**Not Expected.** Suitable habitat not present on site, and the site occurs outside the species' elevation range.
Selaginella cinerascens	ashy spike-moss	None/None; CRPR 4.1; County List D	Rhizomatous fern. Occurs in chaparral and coastal sage scrub. Elevation 65-2,100 ft. Above-ground all year.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site. Species would have been observed during the general biological survey if present.
Senecio ganderi AKA Packera ganderi	Gander's butterweed	None/CR; CRPR 1B.2; County List A	Perennial herb. Occurs on gabbro soils in interior chaparral regions, often beneath chamise. Elevation range 1,310-3,935 ft. Flowering period Apr-Jun.	**Not Expected.** Suitable habitat not present on site, and the site occurs outside the species elevation range.
Sibaropsis hammittii	Hammitt's clay-cress	None/None; CRPR 1B.2; County List A	Annual herb. Occurs in grassland and openings in chaparral on clay soils in Stipa grassland. Elevation range 2,360-3,495 ft. Flowering period Mar-Apr.	**Not Expected.** Suitable clay soils and habitat not present on site, and the site occurs outside the species' elevation range.
Tetracoccus dioicus	Parry's tetracoccus	None/None; CRPR 1B.2; County List A	Shrub. Occurs on gabbro (e.g. Las Posas) soils in low growing chamise chaparral and sage scrub. Usually, conditions are quite xeric with only limited annual growth. Elevation 540-3,280 ft. Flowering period Apr-May.	**Not Expected.** Suitable soils not present on site.

Attachment C (cont.)
Special-Status Plant Species with Potential to Occur

Species Name	Common Name	Status[1]	Habit, Ecology and Life History	Potential to Occur
Viguiera laciniata	San Diego County viguiera	None/None; CRPR 4.3; County List D	Perennial shrub. Occurs in coastal sage scrub, often at high density. Elevation range 195-2,460 ft. Flowering period Feb – Aug.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site. Species would have been observed during the general biological survey if present.

[1] Listing is as follows: F = Federal; S = State of California; E = Endangered; T = Threatened; R = Rare

[2] CNPS = California Native Plant Society Rare Plant Rank: 1A – presumed extirpated in California and either rare or extinct elsewhere; 1B – rare, threatened, or endangered in California and elsewhere; 2A – presumed extirpated in California, but more common elsewhere; 2B – rare, threatened, or endangered in California, but more common elsewhere; 3 – more information needed; 4 – watch list for species of limited distribution. Extension codes: .1 – seriously endangered; .2 – moderately endangered; .3 – not very endangered.

[3] County of San Diego Sensitive Plant Lists: A – rare, threatened, or endangered in California and elsewhere; B – rare, threatened, or endangered in California but more common elsewhere; C – may be quite rare but need more information; D – limited distribution and may be uncommon, but not presently endangered.

Potential to Occur is assessed as follows. **None**: Species is either sessile (*e.g.*, plants) or so limited to a particular habitat that it cannot disperse on its own (*e.g.*, fairy shrimp), and habitat suitable for its survival does not occur on the project site; **Not Expected**: Species moves freely and might disperse through or across the project site, but suitable habitat for residence or breeding does not occur on the project site; **Low**: Suitable habitat is present on the project site but is of low quality and no sign of the species was observed during surveys, however the species cannot be excluded with certainty; **High**: Suitable habitat occurs on the project site and the species has been recorded recently on or near the project site, but was not observed during surveys for the current project; **Species Present**: The species was observed during biological surveys for the current project and is assumed to occupy the project site. **Presumed Absent:** Valid protocol surveys for the species were negative and the species is assumed to not occupy the site.

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Attachment D
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Accipiter cooperii	Cooper's hawk	—/WL; County Group 1	Occurs in oak groves, mature riparian woodlands, and eucalyptus stands or other mature forests.	**High.** Suitable coast live oak woodland habitat occurs on site, and the species has been recorded within 2-miles of the site.
Accipiter striatus	sharp-shinned hawk	—/WL; County Group 1	Usually observed in areas with tall trees or other vegetative cover but can be observed in a variety of habitats. In San Diego County occurs in small numbers and only in winter.	**Low.** Species is uncommon and typically occurs in less populated areas. Species has not been recorded within 2 miles of the site.
Agelaius tricolor	tricolored blackbird	BCC/CT; County Group 1	Generally found in large freshwater marshes with dense stands of cattails or bulrushes. Forages in open habitats such as farm fields, pastures, and large lawns.	**Not Expected.** Suitable habitat not present on site.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	—/WL; County Group 1	Occurs in coastal sage scrub and sparse mixed chaparral on rocky hillsides and in canyons; also found in open sage scrub/grassy areas of successional growth.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species recorded as occurring within 2 miles of the site.
Ammodramus savannarum	grasshopper sparrow	--/SSC; County Group 1	Occurs in grasslands. Favors native grasslands with a mix of grasses and forbs and few or no shrubs.	**Not Expected.** Suitable habitat not present on site.
Amphispiza belli belli	Bell's sage sparrow	BCC/WL; County Group 1	Chaparral and sage scrub with modest leaf-litter on the ground (e.g., after a fire or in gabbro-based soil areas).	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Anaxyrus californicus	arroyo toad	FE/SSC; County Group 1	Requires rivers with sandy banks, willows, cottonwoods, and sycamores. Breeds in areas with shallow, slowly moving streams, but burrows in adjacent uplands during dry months.	**Not Expected.** Suitable habitat not present on site. The drainage on site is too confined and lacks the sandy pools and shallow banks for arroyo toad to breed. The species has been recorded along Santa Maria Creek southeast of the site and along Santa Ysabel Creek north of the site, but the topography between those creeks and the site is much too steep for arroyo toad to climb.
Anniella pulchra	northern California legless lizard	--/SSC; County Group 2	Occurs in areas with loose soil, particularly in sand dunes and or otherwise sandy soil. Generally found in leaf litter, under rocks, logs, or driftwood in oak woodland, chaparral, and desert scrub.	**None.** Suitable sandy soil and coast live oak woodland habitat occurs on site; however, the site occurs outside the species' range.
Antrozous pallidus	pallid bat	—/SSC; County Group 2	Locally common species in California. Rocky, mountainous areas and near water; also found over more open, sparsely vegetated grasslands, and prefers foraging in the open. Uses three different roosts: 1) the day roost is in a warm, horizontal opening such as rock cracks, buildings or hollow trees; 2) the night roost is in the open, near foliage; and 3) the hibernation roost, which is in caves or cracks in rocks.	**Low.** Marginally suitable habitat occurs on site; there is little area on site that is open and sparsely vegetated. The species has been recorded within 2-miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Aquila chrysaetos	golden eagle	BCC/FP, WL; County Group 1	Nesting occurs on cliff ledges or in trees on steep slopes, with foraging occurring primarily in grassland and sage scrub. Generally nests on remote cliffs; requires areas of solitude at a distance from human habitation.	**Low.** The species is known to nest within 2-miles of the site and likely flies over the site, but potential foraging area on site [coastal sage scrub] is limited.
Ardea herodias	great blue heron	—/—; County Group 2	Occurs in wetland habitats but can be observed foraging away from water.	**Not Expected.** Suitable habitat not present on site. Unvegetated channel on site is seasonally ponded.
Asio otus	long-eared owl	--/SSC; County Group 1	In San Diego County is a rare resident in shady oak woodlands and broad riparian forests. Ideal habitat includes a closed canopy near open habitats for foraging and a supply of abandoned raptor or corvid nests or debris platforms for nesting (Unitt 2004).	**Low.** Marginally suitable habitat is present on site. Coast live oak woodland on site occurs as a narrow band along the drainage course surrounded by vineyard. Species has been recorded as occurring within 2 miles of the site.
Aspidoscelis hyperythra	orange-throated whiptail	—/WL; County Group 2	Occurs in open coastal sage scrub, chaparral, and woodlands. Frequently found along the edges of dirt roads traversing its habitats. Also found in weedy, disturbed areas adjacent to these habitats. Important habitat components include open, sunny areas, shrub cover with accumulated leaf litter, and an abundance of insects, spiders, or scorpions, particularly termites (*Reticulitermes* sp.).	**High.** Suitable habitat occurs on site, although limited, and the species has been recorded within 2-miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Aspidoscelis tigris stejnegeri	coastal whiptail	--/SSC; County Group 2	Occurs in open coastal sage scrub, chaparral, and woodlands. Frequently found along the edges of dirt roads traversing its habitats. Important habitat components include open, sunny areas, shrub cover with accumulated leaf litter, and an abundance of insects, spiders, or scorpions.	**Low.** Suitable habitat occurs on site, although limited. Species not recorded as occurring within 2 miles of the site.
Athene cunicularia	burrowing owl	BCC/SSC; County Group 1	Typically occurs in grasslands, open scrublands, agricultural fields, and other areas where there are long lines of sight and ground squirrel burrows or other areas in which to burrow.	**Not Expected.** Suitable habitat not present on site. Open areas are primarily limited to roadways.
Bassariscus astutus	ringtail	—/—; County Group 2	Occurs in various riparian habitats and in brush stands of moist forest and shrub habitats at low to middle elevations. Less common in wooded areas with hollow trees, sometimes around buildings.	**Low.** Marginally suitable habitat is present on site. Coast live oak woodland and disturbed Diegan coastal sage scrub on site occurs as a narrow band along the drainage course, surrounded by vineyard. Species not recorded as occurring within 2 miles of the site.
Baeolophus inornatus	oak titmouse	BCC/—	Occurs on dry slopes in association with oak trees. Also live in areas of open pine or mixed oak-pine forest.	**Present.** Observed on site during the February 2019 general biology survey.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Branchinecta sandiegonensis	San Diego fairy shrimp	FE/--; County Group 1	Occurs in seasonally astatic pools which occur in tectonic swales or earth slump basins and other areas of shallow, standing water often in patches of grassland and agriculture interspersed in coastal sage scrub and chaparral.	**Not Expected.** Seasonal ponds are too deep to support fairy shrimp and are in a system with flowing water. Species has been recorded within 2 miles of the site but the conditions on site are not the same as in Ramona where this species was recorded.
Branta canadensis	Canada goose	—/—; County Group 2	Winters in habitats that combine fresh or brackish water with low grass or succulent leaves on which the birds graze. A few individuals nest in San Diego County.	**Not Expected.** Suitable foraging habitat not present on site.
Buteo lineatus	red-shouldered hawk	—/—; County Group 1	Occurs in riparian woodland, oak woodland, orchards, eucalyptus groves, or other areas with tall trees.	**High.** Suitable oak woodland habitat is present on site, although it is not extensive. Species not recorded as occurring within 2 miles of the site, but the site occurs within the species' range.
Buteo regalis	ferruginous hawk	BCC/WL; County Group 1	In San Diego County occurs only in winter. Found in open country, primarily prairies, plain and badlands, breeding in trees near streams or on steep slopes, sometimes on mounds in open desert.	**Low.** Marginally suitable breeding habitat is present on site, as drainage course is not perennially wet and oak woodland is not extensive. Foraging habitat not present. Species not recorded as occurring within 2 miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Cathartes aura	turkey vulture	—/—; County Group 1	Foraging habitat includes most open habitats with breeding occurring in crevices among boulders.	**Low.** The species likely flies over the site, but is not expected to breed on site and the site lacks open foraging habitat. Species not recorded as occurring within 2 miles of the site.
Chaetodipus californicus femoralis	Dulzura pocket mouse	—/SSC; County Group 2	Occurs in a variety of habitats including chaparral, coastal scrub, and grasslands in San Diego County. Often associated with grass-chaparral edges.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	—/SSC; County Group 2	Occurs in open areas of coastal sage scrub and weedy growth, often on sandy substrates.	**High.** Suitable habitat occurs on site (coastal sage scrub and disturbed habitat). Nearest recorded species locations approximately 2 miles north of the site at the San Diego Zoo and Safari Park, and approximately 9 miles to the south.
Charina trivirgata roseofusca	coastal rosy boa	—/—; County Group 2	Occurs among rocky outcrops in coastal sage scrub, chaparral, and desert scrub.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. The species has been recorded within 2-miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Circus cyaneus	northern harrier	--/SSC; County Group 1	Within San Diego County, distribution is primarily scattered throughout lowlands but can also be observed in foothills, mountains, and desert. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas. Typical habitat consists of open grassland and marsh.	**Not Expected.** Suitable habitat not present on site.
Coccyzus americanus occidentalis	yellow-billed cuckoo	FT, BCC/SE; County Group 1	Generally occurs along larger river systems, where it nests in large areas of riparian forest dominated by willows and cottonwoods.	**Not Expected.** Suitable habitat not present on site.
Coleonyx variegatus abbotti	San Diego banded gecko	—/SSC; County Group 1	Occurs in chaparral and coastal sage scrub in areas with rock outcrops.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Corynorhinus townsendii	Townsend's big-eared bat	—/SSC; County Group 2	Occurs in a wide variety of habitats, most common in mesic sites. Obligate cave-roosting species whose distribution is strongly associated with the presence of natural caves or cave-like structures such as mines.	**Not Expected.** Suitable roosting habitat not present on site, although foraging opportunities are present along the drainage course. Species not recorded as occurring within 2 miles of the site.
Crotalus ruber	red-diamond rattlesnake	—/SSC; County Group 2	Occurs in chaparral, coastal sage scrub, along creek banks, particularly among rock outcrops or piles of debris with a supply of burrowing rodents for prey.	**High.** Suitable habitat occurs on site, and the species has been recorded within 2-miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Danaus plexippus	monarch butterfly	—/—; County Group 2	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby. Larval host plants consist of milkweeds (*Asclepias* spp.).	**Not Expected.** Suitable habitat not present on site (oak woodland on site occurs as a narrow band along the drainage course and is not wind-protected) and larval host plants not observed during the general biological survey.
Diadophis punctatus similis	San Diego ringneck snake	—/—; County Group 2	Generally occurs in moist habitats such as oak woodlands and canyon bottoms, but is also sometimes encountered in grassland, chaparral, and coastal sage scrub; generally restricted to leaf litter and rarely crosses open areas.	**Low.** Suitable habitat occurs on site but is disturbed and surrounded by agricultural use. Species not recorded as occurring within 2 miles of the site.
Dipodomys stephensi	Stephens' kangaroo rat	FE/ST; County Group 1	Occurs primarily in annual and perennial grasslands, but also coastal scrub and sagebrush with sparse canopy cover. Prefers buckwheat, chamise, brome grass and filaree with loose, friable, well-drained soil, but will burrow into firm soil.	**Not Expected.** Suitable grassland habitat is not present on site. Limited coastal sage scrub habitat is present but is rocky and surrounded by existing agricultural use. Species records from within 2 miles of the site are from the Ramona grasslands, from large, open grassland areas that are separated from the project site by significant topographic relief, roads, and human development.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Elanus leucurus	white-tailed kite	--/FP; County Group 1	Riparian woodlands and oak or sycamore groves adjacent to grassland or agriculture.	**Low.** Suitable woodland habitat is present on site, but is surrounded by vineyards instead of open ground. The species has been recorded within 2-miles of the site.
Empidonax traillii extimus	southwestern willow flycatcher	FE/SE; County Group 1	Breeds within thickets of willows or other riparian understory usually along streams, ponds, lakes, or canyons. One of the most important characteristics of the habitat appears to be the presence of dense vegetation, usually throughout all vegetation layers present. Almost all breeding habitats are within close proximity of water or very saturated soil.	**Not Expected.** Suitable habitat not present on site.
Emys marmorata	western pond turtle	—/SSC; County Group 1	Almost entirely aquatic; occurs in ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation. Requires basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	**Not Expected.** Suitable habitat not present on site. Drainage course is maintained and not perennially wet.
Ensatina eschscholtzii klauberi	large-blotched salamander	--/WL; County Group 1	Occurs in moist shaded evergreen and deciduous forests and oak woodlands, generally in areas with coarse woody debris, rocks, and logs.	**None.** Suitable habitat occurs on site; however, site occurs west of the species' known range.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Eremophila alpestris actia	California horned lark	--/WL; County Group 2	Found on sandy beaches and in agricultural fields, grassland, and open areas.	**Low.** Suitable habitat is present on site, but is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Euderma maculatum	spotted bat	--/SSC; County Group 2	Prefers sites with adequate roosting habitat (i.e., steep, rocky cliffs); feeds over water and along washes. Rare in California (Zeiner et al. 1990).	**Low.** Suitable habitat is present on site, but is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Eumops perotis californicus	western mastiff bat	—/SSC; County Group 2	Found in a variety of habitats, from desert scrub to chaparral to oak woodland and into the ponderosa pine belt. Roosts in crevices in cliff faces, high buildings, trees and tunnels. Prefers rocky canyons with abundant crevices.	**Low.** Preferred habitat does not occur on site. Species not recorded as occurring within 2 miles of the site.
Euphydryas editha quino	Quino checkerspot butterfly	FE/—; County Group 1	Occurs in open areas with low-growing, sparse vegetation that includes particular larval host plant species (principally *Plantago erecta*, but also *Antirrhinum coulterianum*, and *Cordylanthus rigidus*).	**Not Expected.** Marginally suitable habitat is present on site, but is limited. Larval host plant species not observed during the general biological survey. The site occurs outside of the U.S. Fish and Wildlife Service recommended survey area for the species. Species not recorded as occurring within 2 miles of the site.
Euphyes vestris harbisoni	dun skipper	—/—; County Group 1	Occurs in riparian oak woodland in a matrix of chamise chaparral or southern mixed chaparral. Requires larval host plant, *Carex spissa*.	**Not Expected.** Suitable habitat not present on site. Larval host plant species not observed during the general biological survey.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Falco mexicanus	prairie falcon	BCC/WL; County Group 1	Nests on cliff or bluff ledges or occasionally in old hawk or raven nests; forages in grassland or desert habitats. Observed year-round in San Diego County but more commonly during winter.	**Not Expected.** Suitable habitat not present on site.
Falco peregrinus	peregrine falcon	BCC/FP; County Group 1	Nests on cliff ledges overlooking the ocean. Can also nest on tall buildings. Winters along the coast, especially around San Diego Bay, and around lakes.	**Not Expected.** Site is located away from the coast, and suitable habitat not present on site.
Felis concolor	mountain lion	—/—; County Group 2	Requires extensive areas of riparian vegetation and brushy stages of various habitats with interspersed irregular terrain, rocky outcrops, and tree/brush edges. Main prey is mule deer.	**Low.** Marginally suitable habitat is present on site. Coast live oak woodland on site occurs as a narrow band along the stream channel surrounded by vinyard. Species not recorded as occurring within 2 miles of the site.
Icteria virens	yellow-breasted chat	—/SSC; County Group 1	Occurs in mature riparian woodland. Nests in low, dense riparian vegetation consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	**Not Expected.** Suitable habitat not present on site.
Lanius ludovicianus	loggerhead shrike	BCC/SSC; County Group 1	Typical habitat includes open habitats including grasslands, shrublands, desert scrub, and ruderal areas with adequate perching locations.	**Low.** Suitable habitat is present on site, but is limited. Species not recorded as occurring within 2 miles of the site.
Larus californicus	California gull	—/WL; County Group 2	Occurrences concentrated along the coast. Winters in San Diego County.	**Not Expected.** Site is located away from the coast.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Lasiurus blossevillii	western red bat	—/SSC; County Group 2	Day roosts are commonly in edge habitats adjacent to streams or open fields, in orchards, and sometimes in urban areas. Associated with riparian habitat (particularly willows, cottonwoods, oaks, walnuts, and sycamores).	**High.** Suitable habitat occurs on site. Site is within the species' known range.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	—/SSC; County Group 2	Occurs primarily in open scrub with short grasses in arid regions. Occurs in desert or dune, grassland, and chaparral habitats. May occur in grasslands, croplands, and open, disturbed areas if there is at least some shrub cover present.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Lycaena hermes	Hermes copper butterfly	FC/—; County Group 1	Southern mixed chaparral and coastal sage scrub. Requires host plant redberry (*Rhamnus crocea*) in close proximity to California buckwheat (*Eriogonum fasciculatum*), its preferred nectar source.	**Not Expected.** Limited coastal sage scrub present on site; however, larval host plant species, a conspicuous shrub, was not observed during the general biological survey. Species not recorded as occurring within 2 miles of the site.
Macrotus californicus	California leaf-nosed bat	—/SSC; County Group 2	Occurs in desert scrub and rocky, rugged terrain; roosts by day in caves, abandoned mines, and tunnels. Forages over nearby flats and washes.	**Not Expected.** Suitable roosting habitat not present on site, and limited foraging opportunities are present along the drainage course. Species not recorded as occurring within 2 miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Myotis ciliolabrum	western small-footed myotis	—/—; County Group 2	Occurs in arid, upland habitats near water. Prefers open stands in forests and woodlands as well as brushy habitats. Feeds over and drinks from streams, ponds, springs, and stock tanks.	**Low.** Marginally suitable habitat present on site, as drainage course is not perennially wet. Species not recorded as occurring within 2 miles of the site.
Myotis evotis	long-eared myotis	—/—; County Group 2	Occurs in sage to coniferous forests on high mountains, sometimes in buildings.	**Not Expected.** Suitable high elevation habitat not present on site. Species not recorded as occurring within 2 miles of the site.
Myotis thysanodes	fringed myotis	—/—; County Group 2	Occurs in a variety of habitats; optimal habitats are pinyon-juniper, valley foothill hardwood & hardwood-conifer. Uses caves, mines, buildings or crevices for maternity colonies and roosts.	**Low.** Limited roosting opportunities are present in rock outcrops and structures, and preferred habitat not present on site. Species not recorded as occurring within 2 miles of the site.
Myotis volans	long-legged myotis	—/—; County Group 2	In summer, occurs in trees, crevices, and buildings, particularly in forested areas. They form nursery colonies of several hundred that disperse in the fall. Their winter behavior is unknown.	**Not Expected.** Nearest recorded species observation approximately 25 miles away.
Myotis yumanensis	Yuma myotis	—/—; County Group 2	Open forests and woodland, including juniper and riparian, are optimal habitat. Closely tied to bodies of water for foraging and drinking. Roosts in buildings, mines, crevices, caves, and under bridges.	**Low.** Suitable habitat occurs on site; however drainage course is not perennially wet. Species not recorded as occurring within 2 miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Neotoma lepida intermedia	San Diego desert woodrat	—/SSC; County Group 2	Occurs in chaparral and sage scrub, often where succulent vegetation may be used as a water source. Builds large, stick nests in rock outcrops, around clumps of cactus or yucca, and in lower tree branches.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Nyctinomops femorosaccus	pocketed free-tailed bat	—/SSC; County Group 2	Colonial species that roosts primarily in caves and crevices of rugged cliffs. May also roost under roof tiles of buildings. It has been found in a variety of habitat associations, including desert shrub and pine-oak forests. Preferred habitat is rocky areas with high cliffs.	**Low.** Preferred habitat not present. Species not recorded as occurring within 2 miles of the site.
Nyctinomops macrotis	big free-tailed bat	—/SSC; County Group 2	A rare species in California (Zeiner et al. 1990). Prefers rugged, rocky canyons. Often forages over water. Roosts in crevices in high cliffs, rock outcrops, or tree holes.	**Low.** Preferred habitat not present, and drainage course is not perennially wet. Species not recorded as occurring within 2 miles of the site.
Odocoileus hemionus	mule deer	—/—; County Group 2	Coastal sage scrub, riparian and montane forests, chaparral, grasslands, croplands, and open areas if there is at least some scrub cover present. Crepuscular activity and movements are along routes that provide the greatest amount of protective cover.	**Low.** The site is fenced and developed as an active vineyard. Species not recorded as occurring within 2 miles of the site.
Onychomys torridus ramona	southern grasshopper mouse	—/SSC; County Group 2	Occurs in arid habitats including various types of scrublands, low desert with creosote bush, mesquite, and yucca.	**Not Expected.** Suitable habitat not present on site. Species not recorded as occurring within 2 miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Phrynosoma blainvillii	coast horned lizard	—/SSC; County Group 2	Coastal sage scrub and open areas in chaparral, oak woodlands, and coniferous forests with sufficient basking sites, adequate scrub cover, and areas of loose soil; require native ants, especially harvester ants (*Pogonomyrmex* sp.), and are generally excluded from areas invaded by Argentine ants (*Linepithema humile*).	**High.** Suitable habitat occurs on site, and the species has been recorded within 2-miles of the site.
Piranga rubra	summer tanager	—/SSC; County Group 2	Occurs in mature riparian woodland.	**Not Expected.** Suitable habitat not present on site.
Plestiodon skiltonianus interparietalis	Coronado skink	—/WL; County Group 2	Occurs in grasslands, coastal sage scrub, open chaparral, oak woodland, and coniferous forests, usually under rocks, leaf litter, logs, debris, or in the shallow burrows it digs.	**High.** Suitable habitat occurs on site. Species not recorded as occurring within 2 miles of the site, but the site occurs within the species' range.
Polioptila californica californica	coastal California gnatcatcher	FT/SSC; County Group 1	Occurs in coastal sage scrub with California sagebrush (*Artemesia californica*) as a dominant or co-dominant species, at elevations below 2,500 feet.	**Low.** Suitable habitat is present on site, but is limited and mostly of low quality and surrounded by an active agricultural operation. The species has been recorded within 2-miles of the site.
Rana draytonii	California red-legged frog	FT/SSC; County Group 1	Occurs in dense, shrubby riparian vegetation with deep, slow-moving water. Readily displaced by introduced aquatic predators, including bullfrogs (*Rana catesbiana*) or crayfish (*Procambarus* sp). Believed extirpated from San Diego County.	**Not Expected.** Suitable habitat not present on site, as drainage course is maintained and not perennially wet. Species not recorded as occurring within 2 miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Salvadora hexalepis virgultea	coast patch-nosed snake	—/SSC; County Group 2	Occurs primarily in chaparral but also inhabits coastal sage scrub and areas of grassland mixed with scrub.	**Low.** Suitable habitat is present on site, but coastal sage scrub habitat is limited and mostly of low quality. Species not recorded as occurring within 2 miles of the site.
Setophaga petechia	yellow warbler	BCC/SSC; County Group 2	Occurs in riparian woodland and swamp edges. Often found near streams.	**Not Expected.** Suitable habitat not present on site.
Sialia mexicana	western bluebird	—/—; County Group 2	Open coniferous and deciduous woodlands, wooded riparian areas, grasslands, farmlands, and edge of burned areas. Prefers open forest habitats. Nests in cavities in trees and snags, or between bark and trunk. Uses nest boxes.	**High.** Suitable habitat occurs on site. Species not recorded as occurring within 2 miles of the site, but the site occurs within the species' range.
Spea hammondii	western spadefoot	—/SSC; County Group 2	Occurs in open coastal sage scrub, chaparral, and grassland, along sandy or gravelly washes, floodplains, alluvial fans, or playas; requires temporary pools for breeding and friable soils for burrowing; generally excluded from areas with bullfrogs (*Rana catesbiana*) or crayfish (*Procambarus* sp.).	**Low.** Marginally suitable habitat is present on site, as drainage course is maintained and constrained by the surrounding vineyard. Species not recorded as occurring within 2 miles of the site except for one SanBIOS record from 1958.
Taxidea taxus	American badger	—/SSC; County Group 2	Occurs in open plains and prairies, farmland, and sometimes edges of woods.	**Low.** Marginally suitable habitat is present on site, at the edge of oak woodland. Open, low-growing areas are lacking. Species recorded as occurring within 2 miles of the site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur
Thamnophis hammondii	two-striped gartersnake	--/SSC; County Group 1	Occurs along permanent and intermittent streams bordered by dense riparian vegetation, but occasionally associated with vernal pools or stock ponds.	**Low.** A drainage course is present on site, but this is maintained, and dense riparian vegetation is lacking. Species not recorded as occurring within 2 miles of the site.
Thamnophis sirtalis pop. [1]	south coast garter snake	—/SSC; County Group 2	Typically found in woodlands, grasslands, coniferous forests, and scrublands near water. Found in the coastal plain from Ventura County to San Diego County, from sea level to about 2,789 ft.	**Low.** Marginally suitable habitat present on site, as drainage course is maintained and not perennially wet. Species not recorded as occurring within 2 miles of the site.
Tyto alba	common barn owl	--/--; County Group 2	Requires large areas of open land over which to hunt. Marsh, grasslands, or mixed agricultural fields. For nesting and roosting they need cavities in trees or man-made structures such as barns or silos.	**Low.** Potential roosting could occur in oak woodland and structures, but suitable foraging habitat not present on site. Species not recorded as occurring within 2 miles of the site.
Vireo bellii pusillus	least Bell's vireo	FE/SE; County Group 1	Occurs in riparian areas with dense ground cover and stratified canopy, prefers willows. May occur in tamarisk scrub if preferred habitat lacking.	**Not Expected.** Suitable habitat not present on site.

Attachment D (cont.)
Special-Status Animal Species with Potential to Occur

Species Name	Common Name	Status[1]	Habitat Associations	Potential to Occur

[1] Listing codes are as follows: FE = Federally Endangered; FT = Federally Threatened; FC= Federal Candidate species; BCC = Birds of Conservation Concern; SE = State of California Endangered; FP = State of California Fully Protected; WL = State of California Wait-Listed; SSC = State of California Species of Special Concern.

[2] County of San Diego Sensitive Animal List: Group 1 = Animals that have a very high level of sensitivity, either because they are listed as threatened or endangered or because they have very specific natural history requirements that must be met; Group 2 = Animals that are becoming less common, but are not yet so rare that extirpation or extinction is imminent without immediate action; these species tend to be prolific within their suitable habitat types.

Potential to Occur is assessed as follows. **None**: Species is either sessile (*e.g.*, plants) or so limited to a particular habitat that it cannot disperse on its own (*e.g.*, fairy shrimp), and habitat suitable for its survival does not occur on the project site; **Not Expected**: Species moves freely and might disperse through or across the project site, but suitable habitat for residence or breeding does not occur on the project site; **Low**: Suitable habitat is present on the project site but is of low quality and no sign of the species was observed during surveys, however the species cannot be excluded with certainty; **High**: Suitable habitat occurs on the project site and the species has been recorded recently on or near the project site, but was not observed during surveys for the current project; **Species Present**: The species was observed during biological surveys for the current project and is assumed to occupy the project site. **Presumed Absent:** Valid protocol surveys for the species were negative and the species is assumed to not occupy the site.

Photo 1. Overview of the site, looking southeast from the proposed winery location in the northwestern part of the site. Photo taken February 8, 2019.

Photo 2. View of orchard habitat in the northwestern part of the site, looking west. Photo taken February 8, 2019.

Photo 3. View of the disturbed pad proposed for the tasting room, looking south. Photo taken February 8, 2019.

Photo 4. View north over San Pasqual Valley from the proposed tasting room location in the northern part of the site. Photo taken February 8, 2019.

Photo 5. View of a roadside ditch at the southeastern corner of the site, looking northwest toward two culverts full of sediment underneath the eastern driveway. Photo shows no ponded or flowing water or evidence of water flow or ponding, despite recent rains. Photo taken February 8, 2019.

Photo 6. View of the same roadside ditch shown in Photo 5, looking southwest. Photo was taken after subsequent rain events and shows flowing water and substantial sediment deposition above the sediment-clogged culverts. This feature was mapped as potential jurisdictional waters. Photo taken February 28, 2019.

Photo 7. View of the easternmost manmade seasonal pond, pond 1, looking southeast toward the eastern driveway and gate into the site, with developed habitat visible on the left. Photo taken February 28, 2019.

Photo 8. View of manmade seasonal pond 2, looking southeast at the manmade waterfalls that connect the two ponds, with developed habitat visible on the left. Photo taken February 28, 2019.

Photo 9. View north through developed habitat on the east side of pond 2, with the pond visible to the left and an existing barbecue visible to the right. Coast live oak woodland visible in the distance on the right. Photo taken February 28, 2019.

Photo 10. View west over manmade seasonal pond 2, with developed habitat visible in the foreground and disturbed habitat and vineyards visible on the other side of the pond. Photo taken February 28, 2019.

Photo 11. View of the concrete Arizona crossing/spillway that separates the second and third manmade seasonal ponds, looking west. Photo taken February 28, 2019.

Photo 12. View of manmade seasonal pond 3, looking north, showing the V-ditch built to convey runoff and sediment from the vineyard (which was previously an orchard) into the pond. Visible on the right is a tree that had recently toppled over, likely due to unusually wet soil conditions. Photo taken February 28, 2019.

Photo 13. View of the manmade spillway between manmade seasonal ponds 3 and 4, looking northeast. Photo taken February 28, 2019.

Photo 14. View of the manmade waterfall at the end of manmade seasonal pond 4, looking north. Photo taken February 28, 2019.

Photo 15. View of coast live oak woodland along the potentially jurisdictional drainage downstream from the manmade seasonal ponds, looking west. Photo taken February 28, 2019.

Photo 16. View toward the drainage from the western driveway, looking east. Photo taken February 28, 2019.

Photo 17. View of seasonal pond 5, west of the project site, looking west. Photo taken February 28, 2019.